

DRAFT TENDER SPECIFICATION

CARRA MOR COMMUNITY DWELLING

LIFFORD, ENNIS, CO. CLARE

V95 Y4A6



The construction of a new extension and associated internal refurbishment and alteration works, new bus canopy to front together with associated site works.

For

Corlann Clare

Ian Sheehy

Registered Building Surveyor

Bansha, Askeaton, Co. Limerick

Date: 16/06/2026

GENERAL CONDITIONS

The Contractor is to note the following: -

The Specification comprises of Preliminaries /General Conditions and the Specification of Works. The Contractor is required to check both the sequence of the items and the page numbers, and if any are missing or duplicated or if any figures or writing are indistinct, to notify the Building Surveyor at once.

No claim will be entertained for extra payment for any cause arising out of failure to do so.

No unauthorized addition, alterations or notes are to be made by the Tendered to the Specification, Form of Tender or any other contract documents. The making of such addition, alteration or notes may, invalidate the Tender.

Should the Contractor wish to draw particular attention to any particular matter affecting his Tender or prices this must take the form of a separate letter enclosed in the envelope with the Tender. This letter will be considered with and as part of the Tender.

Although the Form of Agreement will be an agreed lump sum, provision is made for pricing of individual items to enable variations to be valued on a fair and reasonable basis, and Interim Payments to be ascertained in the proper manner. The amounts in the money column shall be completed in ink by the tendered before forwarding his tender.

The Employer does not bind himself to accept the lowest or any tender.

The Contractors Tender shall remain open for 2 months from receipt of the Tender.

The Employer will not remunerate Contractors for any expenses incurred in the preparation of tenders.

Name and Addresses of the Parties:

In the documents the words "The Employer" shall mean the Corlann – Clare Region. The words "The Works" shall mean the works described in the Form of Tender.

The Specification and on the Drawings, the words "The Contractor", shall mean the person or persons contracting to carry out the work specified and depicted in the Specification and on the Drawings, and the words "The Building Surveyor" shall mean the Technical Representative of the Employer.

Scope of the Project:

The works comprise the construction of a new single-storey extension to the rear of the existing community dwelling at Carra Mor, Lifford, Ennis, Co. Clare, including an accessible assisted bathroom, accessible ensuite to existing bedroom, equipment room, storage room and connecting corridor. The project also includes the reconfiguration and upgrade of existing sanitary accommodation to provide six individual ensuites and a new sluice room, widening of existing door openings, New fire door installations, alterations to plumbing, drainage, ventilation, electrical and fire alarm installations, and all associated builders' works. External works include the construction of a new steel-framed canopy with laminated glass roof, reinforced concrete hardstanding, relocation of existing parking spaces, diversion of existing foul drainage, new surface water drainage infrastructure, kerb alterations, landscaping

reinstatement and all associated site development works. The Contractor shall provide all labour, materials, plant, temporary works, testing, commissioning, certification and handover documentation necessary to deliver a complete and fully operational facility ready for occupation.

Location of Site

The site of the proposed works is

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Materials:

All materials shall conform to the relevant Irish or British Standard Specification (i.e. I.S., B.S) or with an alternative national technical specification of any Member State of the EC, which provides in use an equivalent level of safety and suitability.

All data sheets and certification of materials used in this project must be retained by the contractor and furnished to the Employers representative on request. These data sheets will form part of the health and safety file and the Building Control System of Inspecting and Certifying of Buildings and works.

Examination of Site:

The Contractor shall study the Drawings and Specifications and visit the site in order to acquaint themselves with the means of access and conditions for carrying out the work and the extent and character of the work, in order that the work may be executed to satisfy all the Contract conditions.

The Contractor shall allow for all labour, plant and materials in order to complete the whole of the work as shown on the Drawings, and/or described in the Specification. The Contractor by his own independent observations and inquiries must acquaint himself as to the nature and practicability of the works, the positions relative thereto of services, the place where materials may be obtained, disposed of and other points which affect the Tender Sum. No claims for extra money will be allowed arising from insufficient knowledge of the building or services.

To organise a viewing of the site, please contact Mr. Pat Quinn, Facilities Manager Corlann on 086-7737732

PRELIMINARIES

Contract:

The Articles of Agreement and Conditions of Contract will be those published as the Agreement and Conditions of Contract for Building Work for use by Government Departments and Local Authorities.

The Tendered is taken to have read the conditions of contract in their entirety.

The Appendix to the Conditions of Contract shall be as follows:

Minimum Sum for Employers Liability Insurance	€13,000,000
Minimum Sum for Public Liability Insurance	€6,500,000
Contractors All Risk Insurance:	€350,000
Period of practical completion	3 months
Liquidated and Ascertained Damages	N/A
Defect Liability Period	12 months
Period of Interim Certificates	Each fortnight
Time for Receipt of Certificates	10 working days
Time for honouring Certificates	20 working days
Percentage of Value Retained	10%
Period of Final Measurement	12 months

Tax Clearance:

It will be a condition for the award of the contract that the firm must be able to produce promptly, a tax clearance certificate (unless he has a Sub-contractors C.2 Certificate). In the case of a non-resident a statement from the revenue commissioners will be required.

Insurance:

The Contractor shall indemnify the employer against any claims, which might arise in the course of construction.

Guarantee:

The contractor shall furnish the employer with a certificate of Structural Guarantee.

Materials and Workmanship Generally:

The works shall conform to the current appropriate Irish or British Standards Institution Specification Clauses or British Standard Codes of Practice. All works shall be carried out in a workmanlike manner by fully qualified tradesmen in accordance with B.S. 8000.

As part of the New Building Control Amendments 2014, all workmanship is to be Certified by the company who carry out the works or by the Main Contractor.

Variations:

A variation shall be deemed to be an alternative arising solely from the Building Surveyors instructions to the extent or quality of the works as expressed or implied in the Contract Documents.

Generally:

The Contractor is to be familiar with the latest edition of the Building Regulations, the Building Control Regulations and the Technical Guidance Documents.

No variations will be considered which arise from complying with the aforementioned Regulations.

The Contractor should be familiar with the current N.H.B.G.S. house building manual published by National House Building Guarantee Scheme Ltd., and a copy of same should be kept on site.

Note: All building details shall be in accordance with this manual, unless noted, or instructed otherwise.

Programme:

The Contractor shall provide a programme for the works to be presented to the Building Surveyor prior to commencement of work on site.

The Contractor will be responsible for obtaining and incorporating within his own programme, realistic programs from all Sub-Contractors and Suppliers. No claims for extension of time will be entertained until an outline programme has been submitted.

Exceptional Adverse Weather Conditions:

The term 'exceptional adverse weather' shall mean adverse weather above the average recorded by the Meteorological Office over the preceding 7 years for that particular time of year. If through adverse weather or similar cause the contract is delayed, then this must be notified, in writing, to the Building Surveyor at the end of each week, throughout the duration of the contract.

Access:

The Contractor shall prepare proper means of access, with ladders, gangways, etc., and the necessary attendance to move and to adapt same as directed, for the inspection or measurement of the works by the Building Surveyor or his representative at all times during the execution of the works and the Defects Liability Period.

Safeguarding the Works:

The Contractor shall provide everything necessary for the protection of the site, the works, and materials and plant and all things on the site until completion of the works, and shall be responsible for and shall take all reasonable and proper steps for protecting, securing, lighting and watching all places on or about the works and site. No steps, ladders or other plant shall be left accessible for unauthorised persons to enter the site, any building or adjoining buildings. Generally provide for such temporary works as are necessary for the safe and efficient construction of the works and remove and clear away at completion.

Maintain and Protect Property etc:

The Contractor is to maintain and protect Public or Private Carriageways, footpaths, etc., and shall make good or pay for any damage caused thereto or to any Private or Public property caused directly or through failure to comply with any of his obligations under the Contract.

Provide all Plant:

The Contractor shall provide and maintain on site all necessary hoists, ladders, scaffolding, staging, tackle, tarpaulin, tools, vehicles and other plant (mechanical and otherwise) required for the works and shall allow for altering, adapting and maintaining them as necessary and for removing them from site on completion of the works, generally to the satisfaction of the Building Surveyor.

Protecting the works:

The Contractor shall cover up and protect all materials, work, etc., in all trades (including work executed by Sub-Contractors) from injury or damage by weather, construction activities or any other cause and shall clear away protection on completion or when no longer required. If such

damage should occur, the Contractor will be required to make the damage good at his own expense and to the satisfaction of the Building Surveyor.

The Contractor shall be responsible for protecting all existing service pipes and utilities exposed in the course of executing the works, from damage from frost, construction activities, interference or any other cause and shall make good any damage to the satisfaction of the Building Surveyor and any other concerned bodies.

Safety, Health and Welfare of Work People:

The Contractor shall ensure that all safety and welfare measures required under or by virtue of the provisions of any enactment or regulation or working rules of any industry are strictly complied with, specifically the Safety Health & Welfare at Work 1989 and Safety Health and Welfare at Work (Construction) Regulations 2013.

The Contract shall comply with all the applicable requirements of the Factories Act.

Social Welfare Regulations:

The Contractor shall comply with all Statutory Social Welfare Regulations regarding registration of work people, (including those employed by Sub-Contractors) employed on site.

Noise Control:

- a. The Contractor is required to take all necessary measures to ensure that noise and vibrations are reduced to the minimum during the period of the works.
- b. Pneumatic tools, compressors, drills, electrical appliances, pumps, generators, etc., shall be muffled at all times.
- c. When such work is likely to be of such a level to affect those properties immediately adjacent to the site, the respective tenants or occupiers of these premises shall be given due notice of such operations by the Contractor.

The Contractor shall ensure that all measures, to control the noise levels produced by his operations on site, required under or by virtue of any enactment or regulations, or by the working rules of any industry are strictly complied with.

Annoyance to occupants of adjacent buildings:

The Contractor shall be responsible for carrying out the works with the minimum disturbance or annoyance to occupants of adjacent buildings and for making good, at his own expense, for any damage that may be caused to adjoining property or roadways whatsoever. The Contractor shall establish from the Employer any restriction pertaining to working hours, weekend work or any other restriction, which the employer intends to impose.

Notices and Fees to Local Authorities and Public Undertakings:

The Contractor shall allow and be fully responsible for complying with the requirements of the Local Authority and all Public undertakings in the provision of notices and shall pay all fees or rates legally demanded and obtain all permits in accordance with the Bylaws and rules of the bodies concerned.

Protection of Public and Private Services:

Before commencing work the Contractor shall enquire of the Local Authority and Employer the positions of all known services in the vicinity of the works. The Contractor shall also notify the various service authorities and/or private owners that work will be proceeding in the proximity to their installations and enquire from them the positions of all known installations that may be on or under the site. The Contractor shall protect, uphold and maintain all pipes, ducts, sewers, service mains, cables and the like until the completion of the works. If any are damaged due to any cause within the Contractors control, he shall arrange for their prompt reinstatement.

Disposal of material and rubbish:

The Contractor shall take all reasonable precautions to prevent excavated soil, rubbish, surplus materials and the like arising from the works being dumped on an area other than within a licenced tip or dumping area or as directed by the Building Surveyor.

The Contractor shall be liable for all fees and charges incurred in the disposal of material and rubbish.

The contractor will supply evidence of appropriate waste disposal to the Building Surveyor

Dimensions and Levels:

Before any work is commenced dimensions and levels shown on drawings shall be checked by the Contractor on site, no variation will be accepted in the event of discrepancies overlooked in the drawings / specification.

Measurements of Covered Work:

The Contractor shall give the Building Surveyor reasonable notice of his intentions to cover up the work requiring measurement. Any such work covered up without notice, if necessary by the Building Surveyor shall be required to be uncovered so as to permit measurements. The cost of uncovering and making good shall be borne by the Contractor.

Articles and Materials:

All articles and materials specified will conform to Irish or British Standards as appropriate and shall be clearly and indelibly marked with the number, type, and other pertinent information with which they must comply. .

Water:

The Contractor will arrange the provision (if necessary) and use of a temporary water main on site and allow for all temporary plumbing, connection hoses and storage, etc., and pay any charges arising there from and clear away same on completion.

Lighting and Power for the Works:

The Contractor will be fully responsible for providing all necessary and adequate temporary power and artificial lighting for the works on site. The Contractor is to supply all temporary cables, transformers and other equipment required to progress the works. The costs and charges related to the temporary electrical supply, lighting and equipment shall be borne by the Contractor.

Telephone:

The Contractor shall provide for telephone communication on site for the duration of the works.

Temporary Works Generally:

The Contractor shall allow for providing, erecting, adapting and maintaining all temporary works required during the duration of the works, removing Rubbish and Cleaning.

The Contractor shall remove all rubbish, debris and surplus materials from time to time throughout the contract and leave the site clean and tidy on completion.

Stores:

The storage of materials on site will be permitted. The Contractor shall insure for their loss or damage and take all reasonable means to secure and preserve them.

Supervision:

The Contractor shall provide proper and competent supervision at all times during the progress of the Works to ensure that the Works are carried out properly in accordance with the Contract. The level and type of supervision shall be in accordance with a Contract Management Programme to be prepared by the Contractor and agreed by the Employer prior to signing of the Contract and shall be, notwithstanding, proper and adequate to secure the Contractors obligation in respect of the Contract. The Contractor shall provide competent supervision by means of experienced personnel informed in all of the requirements of this Specification for all stages of the work, and without prejudice to the generality of this Clause, in particular in the relevant Codes of Practice, Standards and Regulations.

Scaffolding:

The Contractor shall provide all necessary scaffolding including that for use by Sub-Contractors for the execution of the works.

Drying:

Dry out the works as required to facilitate progress and to prevent damage to or deterioration of the work.

Security:

The Contractor shall be responsible for the security of the site at all times and shall allow for same in his Tender.

Site Meetings:

The Contractor will be required to attend site meetings with the Building Surveyor. Site meetings will be required prior to the commencement of work on the site, during the execution of the works and upon practical completion. The Contractor or his authorised representative must attend all meetings as and when required by the Building Surveyor.

Visit to Site:

The Contractor will be responsible for viewing the site, at his own expense. He may contact Mr. Ian Sheehy, Building Surveyor on 087 9202500 to organise a site viewing.

Period of Completion:

The Contractor shall be required to submit with his tender details of the contract period he requires carrying out the works. (Refer to Preliminaries, Contract)

The Contractor would be required to commence work within 1 month from the instruction to start.

Accounts:

The Contractor shall produce, when required, receipted accounts from Nominated Suppliers and Contractors to enable the Building Surveyor to check the amounts due. Also, the Contractor shall produce a breakdown of figures if required by the Building Surveyor to substantiate an account.

Dayworks:

No work shall be allowed to be charged as Dayworks unless so directed by the Building Surveyor in writing.

Meaning of Terms:

- a. The terms 'directed' or 'selected' are to mean to the 'direction' or 'selection' of the Building Surveyor.
- b. The term 'as shown' to mean as shown and or described on the drawings / specification.
- c. The term 'provide' shall include the term 'provide and fix' as usually understood.
- d. The term 'supply' shall include the 'supply and fix' as usually understood.
- E. Provisional Quantities

Where provisional quantities are given the work in question is not to be commenced without the Building Surveyor's instructions, or are the quantities to be exceeded without his consent. Upon completion of items given as provisional quantities the Contractor is to notify the Building Surveyor in due time before covering up to enable site particulars to be taken and agreed for Final Account purposes.

Schedule of Rates:

The Contractor shall provide with his tender a list of all rates used in compiling the tender for the works shown on the drawings and described in the Specification and for all works that can reasonably be inferred as being required.

The Contractor shall also provide a Schedule of Daywork Charges for items of Labour, Plant and materials. The rates provided will be used to facilitate the valuation of variations and additional work ordered. The Contractor should note that providing the rates will be a pre-requisite of the Tender being considered and that the rates will be a factor considered during the Tender Evaluation Process. This is to be provided in both paper format and approved spreadsheet system (Excel).

Survey of Defects:

Upon his appointment and before commencement of the works, the Contractor shall survey the condition of the existing paving, adjacent properties, kerbs, drains, lamp standards, fences, boundary walls and the like within the site and in the immediate vicinity, and record by means of notes, photographs and sketches any defects and the general condition thereof. Two copies shall be produced of the information, signed by the Contractor and one copy forwarded to the Building Surveyor for his retention.

COMPLIANCE WITH STANDARDS

The work throughout shall be executed in a proper and workmanlike manner using the best materials of their kind manufactured in the Republic of Ireland, or the E.U. All materials and workmanship necessary for the proper completion of the work, or required by good building practice, are to be taken as being specified.

1.1 Requirements of the Building Regulations 1997 - 2014 and subsequent amendments.

1.2 EU Directive 95\16\EC & EU Directive EN 81-21:2009, EN 81-1, EN 81-2, EN 81-70.

1.3 Irish Standard Specification and if no such specification exists from the above, the latest British Standard Specification shall apply.

1.4 All materials shall be used in accordance with the manufacturers printed instructions.

1.5 Drainage shall be in accordance with An Foras Forbartha Recommendations for Site Development Works.

1.6 Engineers Contract Drawings are as follows

1.7 The Contractor shall maintain the work executed in good order for 12 months after the actual completion and shall at his own expense during that time, make good defects due to faulty workmanship or materials.

1.8 The Contractor shall remove all rubbish, plant and unused materials and shall clean up the building and site on completion of the works to the satisfaction of the client.

1.9 The Contractor shall include in his tender for the provision of insurance and shall pay all premiums to affect the following insurance for the duration of the contract, Employers Liability, Public Liability, Contractors All Risks Insurance and also Fire Insurance for the full value of the work executed on site at any given stage until completion and hand over.

1.10 The Contractor will not be remunerated for any trouble or expense they may incur in the preparation of their tender.

1.11 The lowest or any tender may not necessarily be accepted.

1.12 No payment will be made or claims considered for any variations or extra work unless authorised by the client in writing.

1.13 The Form of Contract to be used is the Short Public Works Contract PW-CF6

1.14 The contract sum will be a fixed price with no additional claims allowed for increases in labour or

materials or due to lack of knowledge of the building.

1.15 Unless otherwise stated, all materials and fittings specified on drawings are to be included for supply, delivery and fixing.

1.16 Items shown on the drawing and not mentioned in the specification and vice-versa are to be

taken as included in the contract.

1.17 The Contractor will be required to comply with the current Health and Safety Requirements

applicable to Building works in accordance with the details included with the Specification together with the Safety Health and Welfare at Work (Construction) Regulations 2006. It is noted that the majority of this works project will involve Working at heights. The Contractor will take all necessary and legislative measures to ensure the safety of all persons working on or visiting the site for the duration of the project.

GENERAL PRINCIPLES OF PREVENTION

a) The avoidance of risk.

b) The evaluation of unavoidable risks.

c) The combating of risks at source.

d) The adaptation of work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work, with a view, in particular, to alleviating monotonous work and work at predetermined work rate and to reducing their effect on health.

e) The adaptation of the place of work to technical progress.

f) The replacement of dangerous articles, substances or systems of work by non-dangerous or less dangerous articles, substances or systems of work.

g) The development of an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organisation of work, working conditions, social factors and the influence of factors related to the working environment.

h) The giving to collective protective measures priority over individual protective measures.

i) The giving of appropriate training and instructions to employees.

Health & Safety Requirements:

SEE ALSO PRELIMINARY HEALTH AND SAFETY PLAN.

GENERAL PRINCIPLES OF PREVENTION

a)	The avoidance of risk.
b)	The evaluation of unavoidable risks.
c)	The combating of risks at source.
d)	The adaptation of work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work, with a view, in particular, to alleviating monotonous work and work at predetermined work rate and to reducing their effect on health.
e)	The adaptation of the place of work to technical progress.
f)	The replacement of dangerous articles, substances or systems of work by non-dangerous or less dangerous articles, substances or systems of work.
g)	The development of an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organisation of work, working conditions, social factors and the influence of factors related to the working environment.
h)	The giving to collective protective measures priority over individual protective measures.
i)	The giving of appropriate training and instructions to employees.

GUIDE TO LIKELY SEVERITY OF HARM CAUSED BY COMMON HAZARDS

Hazard \ Severity (S)	High	Medium	Low
Falls from > 2m	•		
Falls from < 2m		•	
Being struck by mobile plant	•		
Tripping			•
Collapse	•		
Manual handling	•		•
Moving objects	•		
Electricity 220V and above	•		
Electricity 110V			•
Operating Cutting Tools, Plant, equipment and moving machinery	•		
Fire	•		
Harmful substances	Depends on substance		
Noise and Vibration	Depends on exposure		

- High** - Fatality; major injury or illness causing long-term disability.
Medium - Injury or illness causing short-term disability
Low - Other injury or illness

MATERIALS:

All materials shall conform to the relevant Irish or British standard Specification (i.e. i.s., b.s) or with an alternative national technical specification of any member state of the EC, which provides in use an equivalent level of safety and suitability.

EXAMINATION OF SITE:

The contractor shall study the drawings and specifications and visit the site in order to acquaint themselves with the means of access and conditions for carrying out the work and the extent and character of the work, in order that the work may be executed to satisfy all the contract conditions.

The contractor shall allow for all labour, plant and materials in order to complete the whole of the work shown on the drawings, and/or described in the specification. The contractor by his own independent observations and inquiries

Must acquaint himself as to the nature and practicability of the works, the positions relative thereto of services, the place where materials may be obtained, disposed of and other points which affect the tender sum. No claims for extra money will be allowed arising from insufficient knowledge of the building or Services.

SECTION 1

PROJECT PARTICULARS & PRELIMINARIES

1.1 PROJECT DESCRIPTION

The works comprise the construction of a new extension and associated refurbishment and alteration works to an existing community dwelling operated by Corlann Clare.

The facility provides residential accommodation for persons with intellectual disabilities and the completed works are intended to improve accessibility, dignity, privacy, infection control, staff support facilities and external transport arrangements.

The project includes:

- Construction of a new single-storey extension.
- Construction of a new accessible assisted bathing room.
- Construction of a new accessible ensuite bedroom.
- Construction of a new equipment room.
- Construction of a new storage room.
- Construction of a new corridor connection.
- Alterations to existing sanitary accommodation.
- Conversion of shared sanitary facilities into individual ensuite facilities.
- Construction of a new sluice room.
- Widening of bedroom door openings.
- Upgrade of fire doors.
- Alterations to plumbing services.
- Alterations to drainage services.
- Modifications to ventilation systems.
- Alterations to fire alarm systems.
- Construction of a new front vehicle canopy.
- Relocation of parking spaces.
- New reinforced concrete hardstanding.
- Associated site development works.

The Contractor shall allow for all labour, materials, plant, supervision, temporary works, testing, commissioning and certification necessary to provide a fully completed project ready for occupation.

1.2 CONTRACTOR'S OBLIGATIONS

The Contractor shall be deemed to have visited the site and fully familiarised themselves with:

- Existing building conditions.
- Site constraints.
- Access arrangements.
- Existing drainage systems.
- Existing service routes.
- Existing roof construction.
- Existing finishes.
- Ground conditions.
- Working restrictions.

Submission of a tender shall constitute confirmation that the Contractor has satisfied themselves regarding all matters affecting the works.

No claim arising from a failure to inspect the site shall be entertained.

The Contractor shall examine all drawings, specifications and schedules and immediately notify the Employer's Representative of any discrepancy identified.

1.3 SITE MANAGEMENT

The Contractor shall appoint a competent Site Manager who shall be present whenever works are being undertaken.

The Site Manager shall:

- Coordinate all trades.
- Maintain health and safety standards.
- Coordinate inspections.
- Manage deliveries.
- Maintain site records.
- Attend progress meetings.

The Contractor shall maintain a site diary recording:

- Labour resources.
- Weather conditions.

- Deliveries.
- Visitors.
- Inspections.
- Instructions.
- Accidents.
- Delays.
- Testing activities.

Copies shall be made available upon request.

1.4 HEALTH & SAFETY

The Contractor shall comply with:

- Safety Health and Welfare at Work Act 2005.
- Safety Health and Welfare at Work (Construction) Regulations 2013.
- All current HSA guidance.
- PSDP requirements.
- Preliminary Health & Safety Plan.

The Contractor shall prepare and maintain a Construction Stage Safety Plan.

The Contractor shall prepare task-specific:

- Method Statements.
- Risk Assessments.
- Permit systems.
- Emergency procedures.

No works shall commence until these documents have been approved.

1.5 TEMPORARY WORKS

The Contractor shall design, provide, maintain and remove all temporary works necessary to execute the project.

Temporary works shall include:

- Hoarding.
- Fencing.

- Temporary weather protection.
- Temporary supports.
- Propping.
- Access systems.
- Scaffold systems.
- Edge protection.
- Temporary drainage.

The Contractor shall ensure temporary works do not overload existing structures.

Temporary works design shall be undertaken by competent persons.

1.6 EXISTING BUILDING PROTECTION

The Contractor shall note that substantial portions of the existing building are to remain in place and shall be protected throughout the works.

The Contractor shall provide:

- Dust screens.
- Protective floor coverings.
- Door protection.
- Window protection.
- Edge protection.

Existing finishes not specifically identified for removal shall remain undamaged.

Any damage caused by the Contractor shall be made good at the Contractor's expense.

1.7 EXISTING SERVICES

Prior to commencement, the Contractor shall identify:

- Water services.
- Electrical services.
- Drainage services.
- Fire alarm cabling.
- Communication cabling.
- Ventilation systems.

The Contractor shall verify service routes prior to excavation or demolition.

The Contractor shall immediately notify the Employer's Representative where discrepancies arise.

The Contractor shall protect all retained services.

1.8 ASBESTOS AND HAZARDOUS MATERIALS

No asbestos survey has been provided. Due to the age of the building, the presence of asbestos is not envisaged.

Should any material be encountered which is suspected to contain asbestos or any hazardous substance, works in that area shall cease immediately.

The Contractor shall:

- Secure the area.
- Prevent disturbance.
- Notify the Employer immediately.

No removal shall be undertaken without appropriate testing and authorisation.

1.9 SETTING OUT

The Contractor shall be responsible for all setting out.

The Contractor shall verify:

- Site dimensions.
- Building dimensions.
- Existing levels.
- Drainage invert levels.
- Service locations.

Any discrepancy shall be reported immediately.

No works shall proceed until discrepancies are resolved.

1.10 QUALITY ASSURANCE

The Contractor shall implement a quality management system throughout the project.

The Contractor shall provide inspection records for:

- Foundations.
- Drainage.
- Concrete works.
- Structural steelwork.
- Fire stopping.
- Fire doors.
- Waterproofing.
- Ventilation systems.
- Electrical works.

No element shall be concealed without inspection approval.

1.11 SUBMITTALS

Prior to commencement the Contractor shall provide:

- Construction programme.
- Method statements.
- Risk assessments.
- Product data sheets.
- Samples.
- Shop drawings.
- Structural fabrication drawings.
- Ventilation layouts.
- Drainage layouts.

The Contractor shall allow sufficient time for review.

1.12 SAMPLES

The Contractor shall submit samples for approval of:

- Floor finishes.
- Wall finishes.
- PVC wall cladding.

- Resin flooring.
- Doors.
- Ironmongery.
- Paint colours.
- External render.
- Roofing materials.
- Canopy finishes.

No material shall be ordered until approval is obtained.

1.13 SITE SECURITY

The Contractor shall maintain secure control of the site at all times.

Provide:

- Temporary fencing.
- Lockable storage.
- Secure compounds.
- Controlled access.

The Contractor shall be responsible for all materials and equipment until practical completion.

1.14 ENVIRONMENTAL MANAGEMENT

The Contractor shall minimise:

- Dust.
- Noise.
- Vibration.
- Pollution.
- Waste generation.

Burning of waste on site shall not be permitted.

Waste shall be segregated and disposed of at licensed facilities.

Waste transfer records shall be maintained.

1.15 PROGRAMME

The Contractor shall provide a detailed construction programme showing:

- Procurement periods.
- Lead-in times.
- Structural works.
- Extension works.
- Sanitary accommodation works.
- Canopy works.
- Drainage works.
- Testing.
- Commissioning.
- Handover.

Programme updates shall be issued monthly.

1.16 COMPLETION DOCUMENTATION

The Contractor shall maintain records throughout construction and shall provide upon completion:

- O&M Manuals.
- Test certificates.
- Fire alarm certification.
- Electrical certification.
- Ventilation commissioning.
- Fire door certification.
- Fire stopping certification.
- Structural certification.
- Canopy certification.
- Drainage test certificates.
- Product warranties.

No practical completion shall be certified until all documentation has been provided.

SECTION 2

EXISTING BUILDING ALTERATIONS

2.1 GENERAL

This section relates to all alteration, demolition, refurbishment and upgrade works within the existing community dwelling.

The Contractor shall note that these works form a substantial portion of the contract and involve extensive alterations to the existing internal layout, sanitary accommodation, fire safety provisions, joinery and associated services.

The Contractor shall carefully inspect all existing conditions prior to commencement and shall satisfy themselves as to:

- Existing wall construction.
- Existing floor construction.
- Existing roof construction.
- Existing drainage routes.
- Existing plumbing services.
- Existing electrical services.
- Existing fire alarm installations.
- Existing fire door arrangements.
- Existing ventilation systems.

The Contractor shall allow for all works necessary to provide a fully completed installation irrespective of whether every item is specifically described within this specification.

No claim arising from unforeseen conditions which should reasonably have been identified during tender stage inspections shall be entertained.

2.2 EXISTING CONDITION SURVEY

Prior to commencement of any works, the Contractor shall undertake a comprehensive survey of the existing building.

The survey shall include:

- Existing room dimensions.

- Existing door openings.
- Existing wall thicknesses.
- Existing floor levels.
- Existing ceiling levels.
- Existing service routes.
- Existing drainage routes.
- Existing ventilation systems.
- Existing fire alarm devices.

The Contractor shall record any defects present prior to commencement.

Records shall include:

- Photographs.
- Written descriptions.
- Marked-up drawings.

Copies shall be submitted to the Employer's Representative.

The Contractor shall be responsible for any damage caused during construction.

2.3 DEMOLITION WORKS

The Contractor shall carefully remove all elements identified for demolition.

Works shall include but not be limited to:

Existing Sanitary Accommodation

Removal of:

- Existing WC suites, Existing wash hand basins, Existing shower fittings, Existing shower trays / Wet floor areas, Existing floor drains, Existing grab rails, Existing mirrors, Existing accessories, Existing plumbing fittings.

Existing Finishes

Removal of:

- Existing wall tiling, Existing floor tiling, Existing adhesives, Existing trims, Existing sealants, Existing wall coverings.

Existing Joinery

Removal of:

- Existing doors.
- Existing frames.
- Existing architraves.
- Existing skirting boards.
- Existing wardrobes where affected.

Existing Services

Removal of:

- Existing exposed pipework.
- Existing electrical accessories.
- Existing ventilation equipment.
- Existing redundant fire alarm devices.

All materials removed from site shall become the property of the Contractor unless specifically identified for retention.

All waste shall be disposed of at licensed facilities.

Waste transfer records shall be maintained and produced upon request.

2.4 PROTECTION OF RETAINED CONSTRUCTION

Large portions of the existing building are to remain in place.

The Contractor shall take all necessary precautions to avoid damage.

Provide:

- Floor protection.
- Door protection.
- Corner protection.
- Dust screens.
- Temporary partitions.
- Protection to existing windows.
- Protection to retained ceilings.

Particular care shall be taken when carrying out:

- Saw cutting.
- Chasing.
- Core drilling.
- Demolition.

Any damage shall be repaired at the Contractor's expense.

2.5 FORMATION OF NEW OPENINGS

The drawings indicate numerous new openings within existing masonry walls.

The Contractor shall verify:

- Wall construction.
- Wall thickness.
- Structural function.

Prior to commencing works.

The Contractor shall provide:

- Temporary supports.
- Needling.
- Acrow supports.
- Strongboys.

As required.

Openings shall be formed using:

- Diamond saw cutting.
- Controlled demolition.

Percussion methods shall not be permitted where they may damage retained construction.

All openings shall be neatly formed.

Allow for:

- Lintels.
- Structural supports.
- Making good.
- Fire stopping.

Completed openings shall be square, plumb and level.

2.6 CLOSURE OF EXISTING OPENINGS

Existing openings identified for removal shall be infilled.

Construction shall comprise:

- 92mm galvanised metal stud framing.
- 100mm acoustic mineral wool insulation.
- 12.5mm moisture resistant plasterboard.
- Jointing and finishing.

Infilled sections shall:

- Align flush with adjoining walls.
- Match adjacent construction.
- Be ready to receive final finishes.

Allow for complete making good.

No evidence of previous openings shall remain visible following completion.

2.7 NEW INTERNAL PARTITIONS

Provide all new partitions required to form:

- New ensuites.
- New sluice room.
- Associated sanitary accommodation.

Partitions shall comprise:

- 92mm galvanised metal stud framing.
- 100mm acoustic mineral wool insulation.
- 2 layers 12.5mm moisture resistant plasterboard each side.

Partitions shall extend:

- Floor to ceiling.
- Floor to underside of roof structure where required.

Contractor shall ensure partitions provide:

- Acoustic separation.
- Privacy.
- Structural support.

Provide timber noggins and reinforcement at:

- Grab rails.
- Basins.
- Mirrors.
- Shower fittings.
- Accessories.
- Hoist support locations.

Contractor shall coordinate all reinforcement locations with drawings.

2.8 WIDENING OF BEDROOM DOOR OPENINGS

Existing bedroom door openings shall be widened to improve accessibility.

The Contractor shall:

- Survey existing openings.
- Confirm wall construction.
- Confirm structural implications.

Works shall include:

- Removal of existing doors.
- Removal of existing frames.
- Enlargement of openings.
- Provision of new supports.
- Making good.

Completed openings shall provide the clear widths indicated on the drawings.

All disturbed finishes shall be reinstated.

2.9 FIRE DOOR UPGRADE WORKS

The existing dwelling contains fire doors which are being replaced. The doors should be supplied as pre hung sets with factory certification.

2.10 NEW FIRE DOORS

Provide new FD30S doors where indicated.

Doors shall comprise:

- Solid core construction.
- Factory finished oak veneer.
- Intumescent strips.
- Smoke seals.
- Dorma TS99 free swing closers.

All doors shall be supplied complete with:

- Frames.
- Architraves.
- Ironmongery.
- Door stops.
- Signage.

All fire doors shall be installed in accordance with manufacturer's recommendations.

2.11 CEILING TRACK HOIST ALLOWANCES

The Contractor shall note that ceiling track hoist systems will be installed by others.

The Contractor shall provide all necessary builders works and structural allowances.

Works shall include:

- Reinforcement.
- Additional framing.
- Structural supports.
- Service coordination.

The Contractor shall coordinate with the Employer regarding proposed hoist layouts.

No structural modifications shall be required following completion.

2.12 BUILT-IN WARDROBES

Provide built-in wardrobes to all bedrooms.

Wardrobes shall comprise:

- Sliding doors.
- Melamine carcasses.
- Adjustable shelving.
- Hanging rails.

Colour shall be selected by the Employer.

All exposed edges shall be factory finished.

Wardrobes shall be securely fixed.

Completed installations shall be robust and suitable for long-term use.

2.13 EQUIPMENT ROOM FIT-OUT

The equipment room is intended for storage of mobility aids and specialist care equipment.

The Contractor shall provide:

- Lockable base units.
- Lockable wall units.
- Wheelchair storage area.
- Adjustable shelving.

Joinery shall be manufactured from durable moisture-resistant materials.

All units shall be securely fixed.

2.14 STORAGE ROOM FIT-OUT

Provide complete storage room fit-out.

Allow for:

- Pigeon-hole shelving.
- Adjustable shelving.
- Wall-mounted storage units.

Shelving shall be designed for heavy-duty use.

Provide sufficient fixings and supports.

2.15 CHASING OF WALLS

The Contractor shall remove all exposed services.

New services shall be concealed wherever practicable.

Wall chasing shall be undertaken carefully.

The Contractor shall:

- Avoid structural damage.
- Maintain wall integrity.
- Avoid excessive chase depths.

Back-to-back chases shall not be permitted.

Following installation of services:

- Chases shall be filled.
- Walls shall be made good.
- Surfaces shall be prepared for finishes.

2.16 MAKING GOOD

The Contractor shall make good all disturbed construction.

This shall include:

- Floors.
- Walls.
- Ceilings.
- Joinery.
- Decorations.

Finished surfaces shall match adjoining construction.

No evidence of alterations shall remain visible.

2.17 DECORATION OF AFFECTED AREAS

All areas affected by alteration works shall be redecorated.

Works shall include:

- Filling.
- Sanding.
- Priming.
- Undercoating.
- Finishing coats.

Colour schemes shall be selected by the Employer.

All finishes shall provide a consistent appearance throughout.

2.18 QUALITY REQUIREMENTS

The completed alteration works shall appear as an integral part of the original building.

The Contractor shall ensure:

- Consistent finishes.
- Accurate alignment.
- Proper operation of doors.
- Robust construction.
- High quality workmanship.

Particular attention shall be paid to:

- Door openings.
- Fire doors.
- Sanitary accommodation.
- Joinery installations.
- Junctions between new and existing construction.

The Employer's Representative may require removal and replacement of any work deemed unacceptable.

SECTION 3

EXTENSION WORKS

3.1 GENERAL

This section relates to the construction of the new single-storey extension to the rear of the existing community dwelling.

The extension will provide:

- Accessible assisted bathroom.
- Accessible ensuite bedroom.
- Equipment room.
- Storage room.
- New corridor.
- Associated circulation areas.

The Contractor shall note that the extension is being constructed as an integral part of an occupied residential care facility and therefore particular attention shall be paid to:

- Accessibility.
- Durability.
- Thermal performance.
- Moisture resistance.
- Acoustic performance.
- Fire safety.
- Infection prevention.

The completed extension shall appear as a natural continuation of the existing dwelling.

All junctions between new and existing construction shall be fully weatherproofed, insulated and finished.

3.2 SITE PREPARATION

Prior to commencement of excavation works the Contractor shall:

- Verify setting out dimensions.
- Confirm finished floor levels.

- Confirm existing ground levels.
- Confirm drainage invert levels.
- Locate all underground services.

The Contractor shall remove:

- Topsoil.
- Vegetation.
- Roots.
- Organic material.
- Existing paving where required.
- Existing drainage where affected.

Topsoil suitable for reuse shall be stockpiled in an approved location.

Unsuitable material shall be removed from site.

The Contractor shall protect adjacent structures throughout excavation works.

3.3 EXCAVATION WORKS

Excavations shall be carried out to depths necessary to achieve suitable bearing strata.

The Contractor shall note that foundation depths indicated on the drawings are minimum requirements only.

Actual excavation depths shall be governed by:

- Ground conditions encountered.
- Structural Engineer's recommendations.
- Bearing capacity requirements.

The Contractor shall immediately notify the Employer's Representative if:

- Soft ground is encountered.
- Organic material is encountered.
- Groundwater is encountered.
- Existing structures are exposed.

Excavations shall be kept free of water.

Excavation sides shall be supported where necessary.

All excavations shall comply with current Health and Safety legislation.

3.4 FOUNDATIONS

The foundations form the primary structural support for the extension.

The Contractor shall ensure that all foundation excavations are inspected and approved prior to placing concrete.

External Walls

Provide:

- 1050mm wide x 300mm deep reinforced strip foundations.
- C25/30 concrete.
- A393 mesh reinforcement.
- Minimum 50mm concrete cover.

Internal Loadbearing Walls

Provide:

- 600mm wide x 300mm deep reinforced strip foundations.
- C25/30 concrete.
- A393 mesh reinforcement.
- Minimum 50mm concrete cover.

Concrete shall be placed continuously.

Concrete shall be compacted using mechanical vibration.

The Contractor shall ensure reinforcement remains correctly positioned during concrete placement.

Any contamination of concrete by soil shall result in removal and replacement.

3.5 FOUNDATION WALLS

Foundation walls shall comprise:

- 215mm solid concrete blockwork.
- Minimum compressive strength 7.5N/mm².

Blockwork shall be laid:

- Plumb.
- Level.
- True to line.

Mortar joints shall be fully filled.

The Contractor shall ensure foundation walls are capable of supporting:

- Cavity walls.
- Roof loads.
- Wind loads.
- Concentrated loads from structural elements.

Below ground walls shall be protected from moisture ingress.

Any cavities below DPC level shall be filled in accordance with Building Regulations and Structural Engineer's requirements.

3.6 DAMP PROOFING & RADON PROTECTION

The Contractor shall provide a complete moisture and radon protection system.

The system shall comprise:

- Radon barrier.
- Damp proof membrane.
- Radon sump.
- Sealed service penetrations.
- Continuous linkage to DPCs.

The Contractor shall pay particular attention to:

- Pipe penetrations.
- Duct penetrations.
- Wall junctions.
- Threshold details.

All joints shall be taped and sealed.

Damage to membranes shall not be accepted.

Any damaged membrane shall be replaced.

The Contractor shall ensure continuity throughout the building envelope.

3.7 GROUND FLOOR CONSTRUCTION

The floor construction shall provide:

- Structural support.
- Thermal insulation.
- Moisture resistance.
- Airtightness.

Construction shall comprise:

- Prepared formation.
- 150mm Clause 804 hardcore.
- 25mm sand blinding.
- Radon barrier.
- 150mm reinforced concrete slab.
- 150mm PIR insulation.
- 75mm sand/cement screed.
- Final floor finish.

Hardcore shall be:

- Placed in layers.
- Mechanically compacted.
- Tested where required.

The concrete slab shall be:

- Level.
- Free from cracking.
- Properly cured.

The Contractor shall ensure continuity of insulation at:

- External walls.
- Internal wall junctions.
- Door thresholds.

Thermal bridges shall be minimised.

3.8 EXTERNAL WALL CONSTRUCTION

The external walls shall be constructed as insulated cavity walls.

Construction shall comprise:

- 100mm dense concrete block outer leaf.
- 150mm cavity.
- 110mm Unilin CavityTherm XT/TW insulation.
- 40mm residual cavity.
- 100mm dense concrete block inner leaf.
- Sand/cement plaster.
- Skim finish.

The Contractor shall ensure:

- Cavities remain clean.
- Mortar droppings are removed.
- Insulation is properly installed.
- Cavity barriers are provided.

Insulation shall be:

- Continuous.
- Tightly butted.
- Installed in accordance with manufacturer's recommendations.

No gaps shall remain.

3.9 WALL TIES

Provide stainless steel wall ties.

Wall ties shall be installed:

- At 900mm horizontal centres.
- At 450mm vertical centres.

Additional ties shall be provided:

- Around openings.
- Adjacent movement joints.

- At structural junctions.

The Contractor shall ensure ties remain free from mortar contamination.

3.10 CAVITY TRAYS

Provide cavity trays:

- Over windows.
- Over doors.
- At roof abutments.
- At cavity interruptions.

Cavity trays shall include:

- Stop ends.
- Weep vents.
- DPC linkage.

The Contractor shall ensure all moisture is directed externally.

No moisture shall be permitted to bridge the cavity.

3.11 STRUCTURAL OPENINGS

Openings for windows and doors shall be accurately formed.

The Contractor shall provide:

- Proprietary insulated lintels.
- DPCs.
- Cavity trays.
- Closers.
- Weathering details.

All openings shall be:

- Square.
- Plumb.
- True to line.

Tolerances shall comply with good construction practice.

3.12 TIMBER ROOF CONSTRUCTION

The new roof shall be a traditional cut timber roof.

The Contractor shall construct the roof in accordance with:

- Structural Engineer's design.
- Eurocode 5.
- Current Building Regulations.

Provide:

- Wall plates.
- Rafters.
- Ceiling joists.
- Hip rafters.
- Ridge members.
- Trimmers.
- Binders.
- Bracing.

Timber shall be:

- C24 graded.
- Pressure treated.
- Free from defects.

The Contractor shall ensure roof construction remains stable during erection.

Temporary bracing shall be provided.

3.13 JUNCTION WITH EXISTING TRUSSED ROOF

Particular care shall be taken where the new roof connects to the existing trussed roof.

The Contractor shall:

- Expose existing construction.
- Confirm truss arrangements.
- Confirm support locations.

No existing truss member shall be cut without approval.

Any trimming works shall be carried out in accordance with Structural Engineer's details.

The Contractor shall ensure:

- Existing roof stability is maintained.
- Roof ventilation is maintained.
- Existing waterproofing is maintained.

3.14 FLAT ROOF CONSTRUCTION

A warm roof shall be constructed between the new extension and the existing building.

The Contractor shall ensure this area receives particular attention as it represents a critical weatherproofing junction.

Construction shall comprise:

- Structural timber joists.
- 18mm OSB3 deck.
- Vapour control layer.
- 150mm PIR insulation.
- Tapered insulation.
- Waterproof membrane.
- Flashings.

The Contractor shall provide:

- Shop drawings.
- Waterproofing details.
- Junction details.

Prior to commencement.

All details shall be coordinated with:

- Existing roof.
- New roof.
- Drainage outlets.

No standing water shall remain following completion.

3.15 ROOF COVERING

The pitched roof shall be finished with concrete roof tiles.

Tiles shall:

- Match existing.
- Be mechanically fixed.
- Comply with manufacturer's requirements.

Provide:

- Dry ridge system.
- Dry hip system.
- Ventilation.
- Flashings.
- Soakers.

The Contractor shall ensure the completed roof is weatherproof.

3.16 INSULATION

The Contractor shall ensure the extension achieves the thermal performance indicated within the design.

Provide:

Walls

110mm cavity insulation.

Floor

150mm PIR insulation.

Roof

400mm mineral wool.

Flat Roof

150mm PIR warm roof insulation.

The Contractor shall ensure continuity of insulation throughout.

Thermal bridging shall be minimised.

3.17 AIRTIGHTNESS

The extension shall incorporate a continuous airtightness layer.

The Contractor shall:

- Seal service penetrations.
- Tape membrane junctions.
- Seal junctions between elements.

The Contractor shall ensure airtightness is not compromised by subsequent trades.

Any damage shall be repaired immediately.

3.18 WINDOWS

Windows shall be aluminium framed double-glazed units.

The Contractor shall provide:

- Low-E glazing.
- Argon filled units.
- Safety glazing where required.

Installation shall include:

- DPCs.
- Flashings.
- Air seals.
- Weather seals.

The Contractor shall ensure:

- Weather tightness.
- Airtightness.
- Thermal continuity.

3.19 EXTERNAL DOORS

External doors shall be aluminium framed accessible doors.

Provide:

- Low thresholds.

- Multi-point locking.
- Weather seals.
- Safety glazing.

Doors shall operate smoothly and provide unrestricted access.

3.20 INTERNAL FINISHES

Internal walls shall receive:

- Sand/cement plaster.
- Skim finish.

The Contractor shall provide a smooth finish suitable for decoration.

All surfaces shall be:

- Flat.
- Free from cracking.
- Free from defects.

3.21 EXTERNAL RENDER

External walls shall receive a three-coat sand/cement render system.

The Contractor shall provide:

- Beads.
- Stop beads.
- Movement joints.

Render shall be:

- Consistent in texture.
- Free from cracking.
- Properly cured.

Colour shall be selected by the Employer.

3.22 RAINWATER GOODS

Provide complete rainwater disposal system. Aluminium fascia, soffit and gutters to match existing.

Include:

- Gutters.
- Downpipes.
- Brackets.
- Connections.

Rainwater shall discharge to approved drainage systems.

The Contractor shall ensure adequate falls are maintained.

3.23 QUALITY REQUIREMENTS

The completed extension shall:

- Match the existing dwelling.
- Be weatherproof.
- Be structurally sound.
- Be energy efficient.
- Be accessible.
- Be durable.

The Employer's Representative reserves the right to reject any work not meeting the required standard.

SECTION 4

SANITARY ACCOMMODATION, ASSISTED BATHROOM & SLUICE ROOM

4.1 GENERAL

This section relates to the construction, refurbishment and fitting out of all sanitary accommodation within the development including:

- Ensuite 1
- Ensuite 2
- Ensuite 3
- Ensuite 4
- Ensuite 5
- Ensuite 6
- Assisted Bathroom / Jacuzzi Room
- Sluice Room

The Contractor shall note that these rooms form a critical part of the facility and will be used daily by residents with varying physical abilities and care requirements.

The completed installations shall:

- Promote dignity and independence.
- Facilitate safe resident care.
- Support staff operations.
- Comply with HIQA requirements.
- Facilitate effective cleaning.
- Minimise maintenance requirements.
- Provide robust long-term performance.

The Contractor shall ensure all finishes, fittings and services are suitable for use within a residential care environment.

All sanitary accommodation shall be handed over fully operational.

4.2 COORDINATION REQUIREMENTS

Prior to commencement the Contractor shall prepare detailed coordination drawings showing:

- Plumbing layouts.
- Drainage layouts.
- Ventilation layouts.
- Electrical layouts.
- Wall reinforcement locations.
- Ceiling reinforcement locations.
- Ceiling track hoist allowances.
- Sanitaryware locations.
- Accessory locations.

No work shall commence until all services have been coordinated.

The Contractor shall not rely solely on architectural drawings for service locations.

4.3 DEMOLITION & STRIP OUT

The Contractor shall carefully remove all existing sanitary installations identified for replacement.

Works shall include:

Sanitaryware

Removal of:

- WC suites.
- Wash hand basins.
- Shower fittings.
- Shower rails.
- Shower trays where present.
- Floor drainage fittings.
- Mirrors.
- Accessories.

Finishes

Removal of:

- Wall tiles.
- Floor tiles.
- Adhesives.
- Trims.
- Sealants.

Services

Removal of:

- Exposed plumbing.
- Redundant drainage.
- Electrical accessories.
- Ventilation equipment.

The Contractor shall ensure demolition does not damage retained construction.

All waste materials shall be removed from site.

4.4 WALL PREPARATION

Following demolition, all walls shall be thoroughly inspected.

The Contractor shall remove:

- Loose materials.
- Tile adhesive residues.
- Unsound plaster.
- Surface contaminants.

Walls shall be repaired to provide a sound substrate.

The Contractor shall fill:

- Voids.
- Cracks.
- Chases.
- Surface defects.

All walls shall be prepared to receive new drylining and hygienic wall finishes.

The Contractor shall ensure completed wall surfaces are:

- Plumb.
- Level.
- Free from imperfections.

No wall cladding shall be installed onto defective substrates.

4.5 DRYLINING TO EXISTING WALLS

All masonry walls within sanitary accommodation shall be drylined.

Provide:

- Proprietary drywall adhesive.
- 12.5mm moisture resistant plasterboard.

Boards shall be:

- Securely fixed.
- Tightly jointed.
- Properly supported.

The Contractor shall ensure boards are capable of supporting:

- PVC wall cladding.
- Accessories.
- Grab rails.
- Wash hand basins.

All joints shall be taped and finished.

Completed surfaces shall be suitable for direct application of hygienic wall cladding.

4.6 WALL REINFORCEMENT

The Contractor shall provide concealed reinforcement within all walls and partitions supporting fixtures.

Reinforcement shall be provided at:

Showers

- Shower valves.

- Shower rails.
- Shower seats where required.

Basins

- Wall-mounted wash hand basins.
- Thermostatic controls.

Accessibility Equipment

- Grab rails.
- Support rails.
- Mirrors.
- Accessories.

Assisted Bathroom

- Bath support equipment.
- Additional grab rails.
- Care assistance equipment.

The Contractor shall coordinate all reinforcement with the final sanitaryware layouts.

No fixings shall rely solely upon plasterboard.

4.7 FLOOR PREPARATION

The Contractor shall prepare all existing floor substrates.

Works shall include:

- Removal of existing adhesives.
- Removal of contaminants.
- Repair of cracks.
- Levelling works.
- Preparation for falls.

The Contractor shall verify floor levels before installation of finishes.

Any unsuitable substrate shall be reported immediately.

The Contractor shall ensure floors are capable of receiving resin flooring systems.

4.8 FALLS TO DRAINS

All shower areas shall be formed with positive falls.

The Contractor shall ensure:

- Water drains efficiently.
- Ponding does not occur.
- Water does not migrate into adjoining areas.

Falls shall be smooth and gradual.

The Contractor shall test all shower areas before practical completion.

Any ponding identified shall be rectified.

4.9 SIKA COMFORTFLOOR RESIN FLOORING

The Contractor shall provide Sika ComfortFloor or approved equivalent throughout:

- All ensembles.
- Assisted bathroom.
- Sluice room.

The flooring system shall provide:

- Seamless finish.
- Waterproof construction.
- Slip resistance.
- Durability.
- Ease of cleaning.

The Contractor shall engage an approved specialist installer.

The flooring system shall comprise:

- Surface preparation.
- Primer coat.
- Body coat.
- Wearing layer.
- Sealer coat.

The Contractor shall follow manufacturer's installation procedures.

No installation shall occur unless substrate moisture levels are acceptable.

4.10 COVERED SKIRTING

Provide integral resin coved skirting.

Requirements:

- Minimum 100mm high.
- Continuous around room perimeter.
- Fully bonded.
- Seamless.

The completed floor and skirting system shall provide a fully sealed hygienic finish.

No exposed junctions shall remain.

4.11 PVC WALL CLADDING

Provide Altro Whiterock hygienic PVC wall cladding or approved equivalent.

The wall cladding shall extend:

- Finished floor level to ceiling level.

Provide to:

- All ensuites.
- Assisted bathroom.
- Sluice room.

The Contractor shall engage suitably trained installers.

4.12 INSTALLATION OF WALL CLADDING

The Contractor shall ensure all substrates are suitable prior to installation.

Wall cladding shall be installed strictly in accordance with manufacturer recommendations.

Provide:

- Internal corner sections.
- External corner sections.
- Edge trims.

- Joint trims.
- Hygienic sealants.

Internal corners shall be thermoformed wherever possible.

The Contractor shall minimise visible joints.

The completed installation shall provide a durable waterproof wall system.

4.13 PENETRATIONS THROUGH CLADDING

Particular attention shall be paid to:

- Pipe penetrations.
- Electrical outlets.
- Shower fittings.
- Basin fixings.
- Grab rails.

All penetrations shall be sealed using proprietary hygienic systems.

No gaps shall remain.

The Contractor shall ensure moisture cannot enter behind wall cladding.

4.14 SANITARYWARE GENERALLY

All sanitaryware shall be healthcare grade and suitable for continuous daily use.

The Contractor shall supply and install:

- WC suites.
- Basins.
- Taps.
- Shower fittings.
- Shower drains.
- Accessories.

All fittings shall be securely fixed.

The Contractor shall provide all brackets, fixings and support systems.

4.15 WC INSTALLATIONS

Provide:

- Close coupled WC suite.
- Exposed dual flush cistern.
- Heavy duty seat.
- Soft close mechanism.

The Contractor shall ensure WCs are:

- Securely fixed.
- Properly sealed.
- Fully operational.

Isolation valves shall be provided.

All pipework shall be concealed where practicable.

4.16 WASH HAND BASINS

Provide wall-mounted basins complete with:

- Lever mixer taps.
- Thermostatic controls.
- Waste fittings.
- Isolation valves.

Basins shall be installed at accessible heights.

The Contractor shall ensure basin locations permit safe wheelchair access.

All exposed pipework shall be minimised.

4.17 SHOWER INSTALLATIONS

Provide:

- TMV3 thermostatic shower valves.
- Adjustable riser rails.
- Handheld shower heads.
- Stainless steel floor drains.

Shower systems shall be suitable for assisted bathing environments.

The Contractor shall commission all thermostatic controls.

Water temperatures shall be set in accordance with healthcare guidance.

Certification shall be provided.

4.18 ASSISTED BATHROOM

The assisted bathroom forms a key feature of the extension.

The room shall be constructed to support assisted bathing operations and resident care.

The Contractor shall coordinate all works with the Employer's nominated bath supplier.

The specialist bath will be supplied by the Client.

4.19 ASSISTED BATH INSTALLATION

The Contractor shall allow for:

- Receipt of bath.
- Storage.
- Installation.
- Plumbing connections.
- Drainage connections.
- Electrical connections.
- Testing.

The Contractor shall obtain installation requirements from the supplier prior to commencement.

Any specialist supports required shall be deemed included.

The Contractor shall ensure adequate maintenance access is provided.

4.20 CEILING TRACK HOIST ALLOWANCES

The Contractor shall allow for ceiling track hoists by others.

Provide:

- Structural reinforcement.

- Additional framing.
- Service coordination.

The Contractor shall ensure completed ceilings can accommodate future installation.

No opening up shall be required after completion.

4.21 SLUICE ROOM

The sluice room shall be designed to facilitate cleaning and waste handling operations.

Provide:

- Stainless steel sluice sink.
- Integrated drainer.
- Wall-mounted wash hand basin.
- Lever taps.
- Drainage connections.

The Contractor shall ensure finishes are fully washable and waterproof.

4.22 ACCESSORIES

Provide complete accessory package throughout.

Accessories shall include:

- Mirrors.
- Grab rails.
- Toilet roll holders.
- Soap dispensers.
- Paper towel dispensers.
- Towel rails.
- Coat hooks.

All accessories shall be:

- Stainless steel.
- Commercial grade.
- Robustly fixed.

Locations shall comply with accessibility requirements.

4.23 MIRRORS

Provide safety-backed mirrors.

Mirrors shall be:

- Securely fixed.
- Positioned for accessible use.
- Resistant to moisture.

Edges shall be polished and safe.

4.24 GRAB RAILS

Provide grab rails throughout sanitary accommodation.

The Contractor shall ensure:

- Adequate structural support.
- Secure fixing.
- Correct positioning.

All grab rails shall comply with accessibility requirements.

4.25 HEATED TOWEL RAILS

Provide heated towel rails to all sanitary accommodation.

Coordinate with final heating design.

The Contractor shall ensure safe operation and secure fixing.

4.26 CEILINGS

Provide:

- Two layers 12.5mm moisture resistant plasterboard.
- Joint treatment.
- Skim finish.

Ceilings shall be capable of supporting:

- Ventilation grilles.
- Light fittings.
- Future hoist installations.

4.27 DECORATION

Decorate all exposed ceiling surfaces.

Provide:

- Primer.
- Undercoat.
- Two finish coats.

Paint shall be mould resistant and suitable for wet environments.

4.28 QUALITY REQUIREMENTS

The completed sanitary accommodation shall provide:

- Dignity.
- Privacy.
- Durability.
- Ease of maintenance.
- Infection control compliance.

All installations shall be:

- Fully operational.
- Easy to clean.
- Free from defects.

The Employer's Representative may require any unsatisfactory work to be removed and replaced.

4.29 TESTING & COMMISSIONING

The Contractor shall test:

- Plumbing systems.
- Drainage systems.

- Shower systems.
- Thermostatic controls.
- Resin flooring.
- Ventilation systems.

Provide:

- Pressure test certificates.
- TMV commissioning records.
- Manufacturer warranties.
- Maintenance documentation.

No sanitary accommodation shall be handed over until fully commissioned.

SECTION 5

MECHANICAL & ELECTRICAL SERVICES

5.1 GENERAL

This section relates to all mechanical, plumbing, drainage, ventilation, electrical, fire alarm and associated services works required to complete the project.

The Contractor shall note that the services installations form a critical component of the completed facility and shall provide systems that are:

- Safe.
- Reliable.
- Maintainable.
- Energy efficient.
- Appropriate for residential care use.
- Fully integrated with the existing dwelling.

The Contractor shall provide complete working systems irrespective of whether every individual component is specifically identified within the drawings or specification.

The Contractor shall allow for all labour, materials, testing, commissioning and certification required to deliver fully operational installations.

The existing heating system is scheduled to be replaced. Details are provided elsewhere. The Contractor shall therefore allow for alterations and modifications necessary to facilitate the building works and shall coordinate with heating upgrade works.

5.2 EXISTING SERVICES SURVEY

Prior to commencement of works the Contractor shall undertake a comprehensive survey of all existing services.

The survey shall identify:

Plumbing

- Hot water distribution.
- Cold water distribution.
- Existing isolation valves.
- Existing sanitary connections.

Drainage

- Existing foul drainage routes.
- Existing surface water drainage routes.
- Existing inspection chambers.
- Existing invert levels.

Electrical

- Consumer units.
- Distribution boards.
- Lighting circuits.
- Power circuits.
- Emergency lighting.
- Fire alarm circuits.

Ventilation

- Existing extract systems.
- Existing duct routes.
- Existing roof penetrations.

The Contractor shall verify all service locations prior to demolition or excavation.

No claim arising from inaccurate assumptions regarding existing services shall be entertained.

5.3 PLUMBING INSTALLATIONS

The Contractor shall provide complete plumbing installations serving all new and altered sanitary accommodation.

The installation shall provide reliable delivery of hot and cold water to all fittings.

All plumbing systems shall comply with:

- Building Regulations.
- Irish Water requirements.
- Current plumbing standards.
- Manufacturer recommendations.

The Contractor shall ensure systems are designed and installed to minimise:

- Dead legs.
- Heat losses.
- Maintenance requirements.
- Risk of leakage.

5.4 HOT WATER SERVICES

Provide complete hot water distribution to:

- Assisted bathroom.
- Ensuite 1.
- Ensuite 2.
- Ensuite 3.
- Ensuite 4.
- Ensuite 5.
- Ensuite 6.
- Sluice room.

The Contractor shall:

- Extend existing systems as required.
- Modify existing systems as required.
- Coordinate with future heat pump installation.

Pipework shall be insulated throughout.

The Contractor shall ensure water temperatures are appropriate for healthcare environments.

5.5 COLD WATER SERVICES

Provide complete cold water services to all sanitary facilities.

The Contractor shall provide:

- Isolation valves.
- Supports.
- Insulation where required.
- Access panels where required.

All pipework shall be protected from freezing and accidental damage.

5.6 PIPEWORK INSTALLATION

Pipework shall be installed in a neat and professional manner.

The Contractor shall:

- Conceal services wherever practicable.
- Coordinate services with construction.
- Minimise visual impact.

Pipework shall not be surface mounted unless approved.

Pipework passing through construction shall be sleeved.

All penetrations shall be sealed.

Particular care shall be taken within sanitary accommodation to minimise exposed pipework.

5.7 PIPE INSULATION

All pipework shall be insulated in accordance with Building Regulations.

Insulation shall:

- Prevent heat loss.
- Prevent condensation.
- Protect services.

Insulation shall remain continuous through voids and service routes.

The Contractor shall ensure insulation is not omitted at fittings, bends or valves.

5.8 ISOLATION VALVES

Provide accessible isolation valves throughout.

Valves shall be provided:

- At sanitary fittings.
- At branch services.
- At equipment connections.

The Contractor shall clearly label all major valves.

Valves shall remain accessible following completion.

5.9 SANITARY DRAINAGE

Provide complete sanitary drainage systems serving all new facilities.

The Contractor shall:

- Coordinate drainage layouts.
- Minimise maintenance requirements.
- Ensure adequate falls.

All drainage systems shall be tested before concealment.

The Contractor shall provide rodding access where necessary.

5.10 SEWER DIVERSION

The Contractor shall note that an existing foul sewer passes through the footprint of the proposed extension.

The Contractor shall undertake:

- Drainage survey.
- Level survey.
- Investigation works.

Prior to commencement.

The Contractor shall carefully expose the existing sewer.

No assumptions shall be made regarding:

- Pipe size.
- Pipe material.
- Pipe depth.
- Pipe condition.

The Contractor shall provide a complete diversion of the existing drainage system.

Works shall include:

- Excavation.
- New pipework.
- New inspection chambers.

- Connections.
- Testing.
- Reinstatement.

The Contractor shall maintain drainage functionality throughout the works.

5.11 NEW UNDERGROUND DRAINAGE

Provide:

- New 110mm drainage pipework.
- New inspection chambers.
- Bedding material.
- Surround material.

Pipework shall be laid:

- To uniform falls.
- On suitable bedding.
- Free from damage.

The Contractor shall ensure all drainage is watertight.

Testing shall be carried out before backfilling.

5.12 INSPECTION CHAMBERS

Provide new inspection chambers as indicated.

Inspection chambers shall:

- Be watertight.
- Be accessible.
- Be durable.

Covers shall be suitable for anticipated loading.

The Contractor shall provide as-built drainage layouts upon completion.

5.13 SLUICE ROOM DRAINAGE

The Contractor shall provide drainage suitable for sluice room operation.

Provide:

- Stainless steel sluice sink waste.
- Basin waste.
- Traps.
- Connections.

The Contractor shall ensure the installation is suitable for healthcare use.

5.14 ASSISTED BATH CONNECTIONS

The specialist assisted bath will be supplied by the Employer.

The Contractor shall allow for all services necessary for installation.

Provide:

- Hot water connection.
- Cold water connection.
- Waste connection.
- Electrical supply.

The Contractor shall coordinate with the supplier before installation.

No additional payment shall arise due to supplier requirements that would reasonably be expected for this type of installation.

5.15 MECHANICAL VENTILATION

The Contractor shall provide complete mechanical ventilation systems serving:

- Assisted bathroom.
- Ensuite 1.
- Ensuite 2.
- Ensuite 3.
- Ensuite 4.
- Ensuite 5.
- Ensuite 6.

- Sluice room.

Centralised Mechanical Extract Ventilation (MEV) designed and installed by specialist contractor

5.16 EXTRACT FANS

Provide mechanical extract systems.

Fans shall be:

- Low energy.
- Quiet in operation.
- Suitable for continuous use.

The Contractor shall ensure fans are appropriately sized. The Employer will not accept excessive noise levels.

Fans shall include:

- Humidity control.
- Adjustable overrun timers.
- Suitable controls.

5.17 DUCTWORK

Provide complete ductwork systems.

Ductwork shall be:

- Rigid where practicable.
- Properly supported.
- Airtight.

Flexible ductwork shall be minimised.

The Contractor shall ensure ductwork routes remain accessible for maintenance where possible.

5.18 FIRE DAMPERS

Provide fire dampers where ventilation systems penetrate fire-resisting construction.

Fire dampers shall:

- Be tested products.
- Be installed in accordance with manufacturer instructions.
- Remain accessible for inspection.

The Contractor shall provide certification.

5.19 ROOF TERMINALS

Provide roof terminals to all new extract systems.

The Contractor shall ensure:

- Weatherproof installation.
- Proper flashing.
- Compatibility with roof finishes.

The completed roof shall remain fully weatherproof.

5.20 ELECTRICAL INSTALLATION

The Contractor shall provide all electrical works required to complete the project.

Electrical works shall comply with:

- I.S. 10101.
- ETCI requirements.
- Building Regulations.

All installations shall be carried out by competent electrical contractors.

Certification shall be provided.

5.21 ALTERATIONS TO EXISTING ELECTRICAL INSTALLATION

The Contractor shall survey the existing installation.

The Contractor shall allow for:

- Alterations.
- Extensions.
- Relocations.

- Modifications.

Necessary to facilitate the works.

Any redundant wiring shall be removed.

The Contractor shall leave the installation safe and fully operational.

5.22 LIGHTING

Provide complete lighting installations throughout new and altered areas.

Lighting shall:

- Provide adequate illumination.
- Be energy efficient.
- Be suitable for the intended use.

All fittings shall be LED.

The Contractor shall submit lighting proposals for approval.

5.23 EMERGENCY LIGHTING

Provide emergency lighting alterations and additions as required.

The Contractor shall ensure escape routes remain adequately protected.

Emergency lighting shall:

- Comply with relevant standards.
- Be tested.
- Be certified.

5.24 SMALL POWER

Provide power outlets as required for:

- Assisted bathroom.
- Equipment room.
- Storage room.
- Sluice room.
- General accommodation.

The Contractor shall coordinate locations with the Employer.

5.25 DATA INSTALLATION

Provide data outlets where indicated.

The Contractor shall coordinate all data requirements prior to first fix works.

5.26 FIRE ALARM SYSTEM

The existing fire alarm system shall be modified to suit the completed layout.

The Contractor shall engage a competent specialist contractor.

Works shall include:

- Relocation of devices.
- Additional devices.
- New cabling.
- Reprogramming.
- Testing.

The completed system shall provide full coverage to altered and new areas.

5.27 FIRE ALARM COMMISSIONING

The Contractor shall:

- Test all devices.
- Verify operation.
- Verify cause and effect.

The Contractor shall provide certification to IS3218

The completed system shall be fully operational at handover.

5.28 ACCESSIBILITY REQUIREMENTS

The Contractor shall coordinate all electrical and mechanical installations with accessibility requirements.

Particular attention shall be paid to:

- Switch heights.

- Socket heights.
- Access clearances.
- Future hoist installations.

No service shall compromise accessibility.

5.29 IDENTIFICATION & LABELLING

All major services shall be labelled.

Labels shall identify:

- Isolation valves.
- Electrical circuits.
- Ventilation equipment.
- Fire alarm components.

Labels shall be durable and permanent.

5.30 TESTING & COMMISSIONING

The Contractor shall test and commission all systems.

Testing shall include:

Plumbing

- Pressure testing.
- Leak testing.

Drainage

- Air testing.
- Water testing.

Ventilation

- Airflow measurements.
- Performance testing.

Electrical

- Electrical testing.
- Certification.

Fire Alarm

- System testing.
- Cause and effect verification.

Any defects identified shall be rectified prior to handover.

5.31 OPERATION & MAINTENANCE INFORMATION

Provide comprehensive operation and maintenance information.

Information shall include:

- Product literature.
- Test certificates.
- Warranties.
- Maintenance procedures.
- Manufacturer contact details.

The Employer shall receive all information prior to practical completion.

5.32 QUALITY REQUIREMENTS

The completed mechanical and electrical installations shall:

- Operate reliably.
- Be easy to maintain.
- Be energy efficient.
- Be safe.
- Be fully compliant.

The Employer's Representative may require removal and replacement of any installation considered unsatisfactory.

SECTION 6

VEHICLE CANOPY

6.1 GENERAL

This section relates to the construction of the new covered vehicle drop-off canopy to the front of the existing community dwelling.

The canopy forms a key element of the development and is intended to provide safe and weather-protected access for residents arriving and departing by accessible transport.

The Contractor shall note that the canopy will be a highly visible architectural feature and shall be constructed to a high standard of workmanship and finish.

The completed canopy shall provide:

- Weather protection.
- Safe resident transfer area.
- Long-term durability.
- Minimal maintenance requirements.
- Robust resistance to accidental vehicle impact.
- Safe drainage of rainwater.
- Structural stability under all design load conditions.

The Contractor shall review the Structural Engineer's design and satisfy themselves that all elements required to complete the canopy have been included within their tender.

No claim for additional payment arising from misunderstanding of the structural design shall be entertained.

6.2 SCOPE OF WORKS

The canopy works include but are not limited to:

- Site clearance.
- Excavation.
- Foundations.
- Structural steel frame.
- Base plates.
- Anchor bolts.

- Roof support structure.
- Roof bracing.
- Laminated glass roof.
- Rainwater drainage.
- Concrete hardstanding.
- Protective bollards.
- Making good.
- Testing.
- Certification.

The Contractor shall provide a complete functioning structure.

6.3 CONTRACTOR DESIGN RESPONSIBILITY

The Contractor shall note that while the primary structural design has been prepared by the Structural Engineer, specialist design responsibility remains with the canopy subcontractor and glazing contractor.

The Contractor shall coordinate:

- Steel fabricator.
- Glazing contractor.
- Structural Engineer.
- Employer's Representative.

Prior to manufacture.

The Contractor shall prepare and submit:

- Fabrication drawings.
- Connection details.
- Glazing details.
- Drainage details.
- Erection methodology.

No fabrication shall commence until approved.

6.4 SETTING OUT

The Contractor shall carefully set out the canopy.

The Contractor shall verify:

- Column locations.
- Foundation locations.
- Finished levels.
- Vehicle clearance heights.
- Drainage falls.

The Contractor shall ensure the canopy aligns correctly with:

- Existing building.
- Parking layout.
- Concrete hardstanding.

Any discrepancy shall be reported immediately.

6.5 EXCAVATION

The Contractor shall excavate for foundations in accordance with the Structural Engineer's requirements.

Excavations shall be:

- Kept dry.
- Properly supported.
- Protected from collapse.

The Contractor shall immediately notify the Engineer if unsuitable ground conditions are encountered.

No concrete shall be placed until excavations have been inspected.

6.6 FOUNDATIONS

The canopy foundations are critical structural elements.

The Contractor shall ensure foundations are constructed precisely in accordance with the Structural Engineer's details.

The Contractor shall provide:

- Excavation.
- Reinforcement.
- Concrete.
- Holding down bolts.
- Setting templates.

All holding down bolts shall be accurately positioned.

The Contractor shall ensure:

- Correct bolt spacing.
- Correct bolt projection.
- Correct alignment.

Any incorrectly positioned bolts shall be removed and replaced.

6.7 CONCRETE WORKS

Concrete shall comply with:

- IS EN 206.
- Structural Engineer's requirements.

Concrete shall be:

- Properly mixed.
- Properly compacted.
- Properly cured.

The Contractor shall protect fresh concrete from:

- Frost.
- Excessive drying.
- Mechanical damage.

Concrete surfaces visible upon completion shall be neatly finished.

6.8 STRUCTURAL STEELWORK

The canopy structure shall be fabricated from structural steelwork in accordance with the Structural Engineer's design.

Steelwork shall comply with:

- EN 1090.
- Eurocodes.
- Current Building Regulations.

The Contractor shall ensure steelwork is fabricated by a suitably certified fabricator.

Evidence of certification shall be provided.

6.9 STEEL GRADES

Structural members shall comprise:

- S275 structural steel.

Or as otherwise specified by the Structural Engineer.

The Contractor shall ensure all steel supplied is fully traceable.

Mill certificates shall be provided upon request.

6.10 FABRICATION

Steelwork shall be fabricated in workshop conditions.

The Contractor shall ensure:

- Accurate cutting.
- Accurate drilling.
- Accurate welding.

Fabrication tolerances shall comply with relevant standards.

The completed steelwork shall be free from:

- Distortion.
- Twisting.
- Misalignment.
- Excessive weld spatter.

6.11 WELDING

All welding shall be undertaken by competent personnel.

The Contractor shall ensure:

- Continuous welds where required.
- Proper weld penetration.
- Adequate weld size.

Exposed welds shall be dressed where visible.

The completed structure shall present a high-quality appearance.

6.12 GALVANISING

All steelwork shall be hot dip galvanised.

Galvanising shall achieve:

- Minimum average coating thickness of 150 microns.

The Contractor shall ensure all fabrication is completed before galvanising.

No site welding shall be permitted unless approved.

Any damage to galvanising shall be repaired using approved zinc-rich systems.

The Employer will not accept visibly damaged galvanised finishes.

6.13 CONNECTIONS

Provide all connections necessary to complete the structure.

Connections shall include:

- Base plates.
- Cleats.
- End plates.
- Bracing connections.
- Bolted connections.

All bolts shall be galvanised.

The Contractor shall ensure all connections are fully tightened.

6.14 ERECTION

The Contractor shall prepare an erection methodology.

The methodology shall address:

- Lifting operations.
- Temporary stability.
- Sequencing.
- Public safety.

The Contractor shall ensure structural stability at all stages of erection.

Temporary bracing shall remain in place until permanent stability has been achieved.

6.15 ROOF BRACING

The Structural Engineer's design includes roof bracing.

The Contractor shall provide:

- Turnbuckle bracing.
- Connection plates.
- Fixings.

Bracing shall be fully tensioned.

The Contractor shall ensure the completed roof structure remains rigid.

Any movement identified shall be rectified.

6.16 LAMINATED GLASS ROOF

The canopy roof shall comprise laminated safety glazing.

The glazing system shall be designed by a specialist glazing contractor.

The Contractor shall provide:

- Glass panels.
- Support systems.
- Gaskets.
- Fixings.
- Drainage components.

The glazing system shall be fully coordinated with the structural steelwork.

6.17 GLAZING PERFORMANCE

The glazing system shall be designed to withstand:

- Dead loads.
- Wind loads.
- Snow loads.
- Maintenance loads.

As defined within the Structural Engineer's design.

The Contractor shall provide calculations where requested.

6.18 GLAZING SAFETY

Glass shall comprise:

- Laminated safety glass.

The Contractor shall ensure compliance with:

- EN 12600.
- Current Building Regulations.

Glass edges shall be protected.

Glass shall be free from:

- Chips.
- Scratches.
- Distortion.

The Employer will reject damaged glazing.

6.19 GLAZING INSTALLATION

The Contractor shall install glazing strictly in accordance with manufacturer recommendations.

The Contractor shall ensure:

- Correct bearing.
- Correct support.

- Correct drainage.
- Correct tolerances.

Glass shall not be forced into position.

Any damaged panel shall be replaced.

6.20 WATERPROOFING

The completed canopy shall be fully weatherproof.

The Contractor shall provide:

- Flashings.
- Seals.
- Gaskets.
- Drainage channels.

Particular attention shall be paid to:

- Glass junctions.
- Structural penetrations.
- Edge details.

No water ingress shall be permitted.

6.21 RAINWATER DRAINAGE

The Contractor shall provide a complete rainwater drainage system.

The system shall:

- Collect rainfall.
- Prevent ponding.
- Discharge safely.

Drainage components shall be concealed where practicable.

The Contractor shall test drainage prior to handover.

6.22 CONCRETE HARDSTANDING

Provide reinforced concrete hardstanding beneath the canopy.

The hardstanding shall provide a durable surface suitable for:

- Bus parking.
- Resident transfer.
- Wheelchair access.
- Maintenance operations.

The Contractor shall ensure levels are coordinated with surrounding surfaces.

6.23 SUBBASE

Provide:

- 225mm compacted Clause 804 hardcore.

Hardcore shall be:

- Placed in layers.
- Mechanically compacted.

Unsuitable material shall not be used.

6.24 REINFORCED CONCRETE PAVEMENT

Provide:

- 225mm C32/40 XF4 concrete pavement.
- A393 mesh reinforcement.

The Contractor shall ensure reinforcement remains correctly positioned during concrete placement.

Concrete shall be laid to falls.

6.25 MOVEMENT JOINTS

Provide saw-cut movement joints.

Joint spacing shall not exceed:

- 4.5 metres.

The Contractor shall ensure joints are straight and neatly formed.

6.26 SURFACE WATER CONTROL

The Contractor shall provide:

- ACO channel drains.
- Connections.
- Outfalls.

The completed surface shall prevent ponding.

The Contractor shall water test the finished area.

6.27 PROTECTIVE BOLLARDS

The Contractor shall provide protective bollards around canopy columns.

The purpose of the bollards is to prevent vehicle impact damage.

Bollards shall comprise:

- Galvanised steel.
- Concrete fill.
- Independent foundations.

6.28 BOLLARD FOUNDATIONS

The Contractor shall note that bollard foundations must be independent of canopy foundations.

Impact loads shall not be transferred to the canopy structure.

The Contractor shall coordinate bollard locations with vehicle movements.

6.29 FINISH QUALITY

The canopy is a prominent architectural feature.

The Contractor shall ensure:

- Straight lines.
- Consistent alignment.
- Uniform finishes.
- Clean detailing.

Particular attention shall be paid to:

- Steelwork appearance.
- Glass alignment.
- Joint detailing.
- Drainage details.

6.30 TESTING & CERTIFICATION

Provide:

Structural Certification

Confirmation that the structure has been erected in accordance with the Engineer's design.

Glazing Certification

Certification from the glazing contractor.

Galvanising Certification

Evidence of galvanising compliance.

Drainage Testing

Confirmation that rainwater drainage functions correctly.

6.31 CLEANING

Upon completion the Contractor shall clean:

- Glass.
- Steelwork.
- Concrete surfaces.
- Drainage channels.

No labels, markings or construction residues shall remain visible.

6.32 QUALITY REQUIREMENTS

The completed canopy shall:

- Be structurally sound.
- Be weatherproof.
- Be durable.

- Require minimal maintenance.
- Provide safe resident access.
- Present a high-quality appearance.

Any defects identified during practical completion inspections shall be rectified at the Contractor's expense.

SECTION 7

EXTERNAL WORKS & DRAINAGE

7.1 GENERAL

This section relates to all external works associated with the development including:

- Site clearance.
- Excavation works.
- Drainage works.
- Sewer diversion.
- Surface water management.
- New soakaway.
- Parking modifications.
- Kerb alterations.
- Concrete hardstanding.
- External paving.
- Reinstatement works.
- Landscaping works.
- Final site finishing.

The Contractor shall note that the external works are critical to the successful operation of the facility and shall ensure that all works are properly coordinated with:

- Existing building.
- New extension.
- Vehicle canopy.
- Existing drainage infrastructure.
- Existing site levels.
- Accessibility requirements.

The Contractor shall be responsible for providing a fully functional and properly drained site upon completion.

7.2 SITE INVESTIGATION

Prior to commencement of external works, the Contractor shall undertake a detailed inspection of existing site conditions.

The Contractor shall verify:

- Existing levels.
- Existing drainage routes.
- Existing inspection chamber locations.
- Existing service routes.
- Existing kerb levels.
- Existing hardstanding construction.
- Existing road levels.

Any discrepancies shall be reported immediately.

The Contractor shall not rely solely upon drawing information.

7.3 PROTECTION OF EXISTING SERVICES

The Contractor shall identify and protect all existing services.

Services may include:

- Water mains.
- Electricity supplies.
- Telecommunications.
- Drainage systems.
- Fire alarm cabling.
- External lighting circuits.

The Contractor shall hand excavate around known service locations where necessary.

Any damage shall be repaired at the Contractor's expense.

7.4 SITE CLEARANCE

The Contractor shall remove all materials necessary to facilitate the works.

Works shall include removal of:

- Topsoil.
- Vegetation.

- Existing kerbs where affected.
- Existing paving where affected.
- Existing drainage where affected.
- Existing hardstanding where affected.

The Contractor shall ensure retained areas remain undamaged.

7.5 TOPSOIL STRIPPING

Topsoil shall be stripped from all areas affected by:

- Extension works.
- Canopy works.
- Parking modifications.
- Drainage works.

Suitable topsoil shall be retained for reuse.

Unsuitable material shall be removed from site.

The Contractor shall prevent contamination of stockpiled topsoil.

7.6 EARTHWORKS

The Contractor shall undertake all earthworks necessary to achieve the proposed levels.

The Contractor shall ensure:

- Stable formation levels.
- Proper drainage falls.
- Appropriate compaction.

No organic material shall remain beneath hardstanding areas.

All fill materials shall be approved prior to use.

7.7 EXCAVATIONS

The Contractor shall undertake all excavations required for:

- Foundations.
- Drainage.

- Inspection chambers.
- Soakaway.
- Bollards.
- Kerb works.

Excavations shall be:

- Properly supported.
- Kept dry.
- Protected from collapse.

The Contractor shall immediately notify the Employer's Representative if:

- Groundwater is encountered.
- Unsuitable ground is encountered.
- Existing structures are exposed.

7.8 SEWER DIVERSION

The existing foul sewer passes through the footprint of the proposed extension and must be diverted.

The Contractor shall note that this is one of the most critical elements of the project.

The Contractor shall undertake:

Drainage Survey

Prior to commencing works.

The survey shall identify:

- Pipe size.
- Pipe depth.
- Pipe material.
- Pipe condition.
- Existing invert levels.

Trial Excavations

Where necessary to confirm information.

The Contractor shall not commence diversion works until the existing drainage arrangement has been fully understood.

7.9 DRAINAGE CONTINUITY

The Contractor shall maintain operational drainage systems throughout the works.

The Contractor shall ensure:

- Existing systems remain functional.
- Temporary arrangements are provided where necessary.
- Backflow does not occur.

The Employer will not accept interruptions to drainage services arising from poor planning.

7.10 NEW FOUL DRAINAGE

Provide complete new foul drainage installation.

The Contractor shall provide:

- New 110mm uPVC drainage.
- Junctions.
- Access points.
- Inspection chambers.
- Pipe bedding.
- Surround material.

All pipework shall comply with current Irish Water requirements.

7.11 PIPE BEDDING

Drainage pipework shall be laid on suitable bedding.

The Contractor shall provide:

- Granular bedding.
- Side support.
- Cover material.

Pipework shall not be laid directly onto excavated formation.

The Contractor shall ensure full support along the pipe length.

7.12 PIPE INSTALLATION

Drainage pipes shall be installed:

- Straight.
- True to line.
- True to level.

The Contractor shall maintain uniform gradients.

The Contractor shall ensure pipes remain free from:

- Debris.
- Damage.
- Distortion.

All open pipe ends shall be capped during construction.

7.13 INSPECTION CHAMBERS

Provide inspection chambers where indicated.

Inspection chambers shall:

- Be watertight.
- Be accessible.
- Be durable.

The Contractor shall ensure benching is neatly formed.

Inspection chamber covers shall suit anticipated loading conditions.

7.14 DRAINAGE TESTING

All drainage systems shall be tested.

Testing shall include:

- Air testing.
- Water testing.

The Contractor shall provide certification.

No drainage shall be backfilled until testing has been completed.

7.15 SOAKAWAY

Provide soakaway as indicated on the drawings.

The Contractor shall verify:

- Ground conditions.
- Suitability of location.
- Existing services.

Prior to construction.

The soakaway shall comprise:

- Excavation.
- Geotextile membrane.
- Clean stone fill.

Or approved equivalent system.

The Contractor shall ensure the soakaway functions effectively.

7.16 SURFACE WATER MANAGEMENT

The Contractor shall ensure all completed surfaces drain effectively.

Surface water shall be directed away from:

- Buildings.
- Foundations.
- Pedestrian routes.

No standing water shall remain following rainfall.

The Contractor shall test all finished surfaces prior to completion.

7.17 PARKING MODIFICATIONS

The Contractor shall remove the existing parking spaces identified on the drawings.

The Contractor shall construct replacement parking spaces in the new locations indicated.

The completed parking arrangement shall:

- Provide safe vehicle manoeuvring.
- Maintain accessibility.

- Integrate with the new canopy.

The Contractor shall coordinate all levels.

7.18 KERB ALTERATIONS

The Contractor shall alter existing kerbs as necessary.

Works shall include:

- Removal of existing kerbs.
- Lowering of kerbs.
- Installation of new kerbs.
- Making good.

The completed works shall facilitate:

- Accessible routes.
- Vehicle access.
- Safe drainage.

7.19 ACCESSIBLE ROUTES

The Contractor shall ensure all pedestrian routes remain accessible.

Completed routes shall:

- Be level where possible.
- Be slip resistant.
- Be suitable for wheelchair users.

Trip hazards shall not be permitted.

7.20 EXTERNAL HARDSTANDING

All hardstanding shall be constructed to withstand anticipated loading.

The Contractor shall ensure:

- Proper subgrade preparation.
- Proper compaction.
- Proper falls.

The completed surfaces shall remain free from settlement.

7.21 ACO CHANNEL DRAINS

Provide ACO channel drains where indicated.

The Contractor shall ensure:

- Correct falls.
- Proper support.
- Correct connection to drainage systems.

Channel drains shall be securely installed.

Gratings shall be suitable for anticipated loading.

7.22 REINSTATEMENT WORKS

The Contractor shall reinstate all areas disturbed by construction activities.

Works shall include:

- Hardstanding reinstatement.
- Kerb reinstatement.
- Drainage reinstatement.
- Landscaping reinstatement.

The Employer will not accept patchwork repairs of poor quality.

7.23 LANDSCAPING

The Contractor shall reinstate all disturbed landscaped areas.

Works shall include:

- Topsoil spreading.
- Seeding.
- Levelling.

The Contractor shall leave all landscaped areas neat and presentable.

7.24 LEVELS

The Contractor shall ensure all external levels are coordinated.

Particular attention shall be paid to:

- Building thresholds.
- Canopy levels.
- Parking areas.
- Drainage falls.

The Contractor shall ensure water does not drain toward buildings.

7.25 PROTECTION OF COMPLETED WORKS

The Contractor shall protect completed external works until practical completion.

The Contractor shall prevent damage caused by:

- Construction traffic.
- Deliveries.
- Plant movement.

Damaged works shall be replaced.

7.26 CLEANING

Upon completion the Contractor shall:

- Remove debris.
- Remove surplus materials.
- Clean drainage channels.
- Clean inspection chambers.

The site shall be left in a clean and tidy condition.

7.27 AS-BUILT INFORMATION

The Contractor shall provide as-built information showing:

- Drainage routes.
- Inspection chamber locations.
- Soakaway location.

- Service routes.

Information shall be provided in both PDF and editable format.

7.28 QUALITY REQUIREMENTS

The completed external works shall:

- Drain effectively.
- Be durable.
- Be accessible.
- Be safe.
- Require minimal maintenance.

The Employer's Representative reserves the right to require replacement of any work that does not meet the specified standard.

7.29 DEFECTS LIABILITY

Any settlement, ponding, cracking or drainage defects occurring during the defects liability period shall be rectified by the Contractor at their own expense.

The Contractor shall be responsible for demonstrating that completed external works perform as intended.

SECTION 8

FIRE SAFETY WORKS

8.1 GENERAL

This section relates to all fire safety works associated with the project including:

- Fire door upgrades.
- New fire doors.
- Fire stopping.
- Fire compartmentation.
- Fire alarm modifications.
- Fire dampers.
- Service penetration sealing.
- Certification.

The Contractor shall note that although the works are exempt from Fire Safety Certificate requirements, all works must comply with the Building Regulations and maintain or improve the existing fire safety provisions within the dwelling.

The Contractor shall ensure that no aspect of the works compromises the fire safety strategy of the building.

The Contractor shall engage competent specialists where required.

All fire safety products shall be third-party certified and installed strictly in accordance with manufacturer's recommendations.

No substitutions shall be permitted without approval.

8.2 CONTRACTOR RESPONSIBILITY

The Contractor shall be responsible for identifying all areas where fire-resisting construction may be affected by the works.

The Contractor shall:

- Inspect existing construction.
- Identify fire compartment lines.
- Identify service penetrations.
- Identify fire resisting walls.

- Identify fire resisting ceilings.

The Contractor shall ensure fire resistance is maintained at all times.

Any fire protection removed during construction shall be reinstated immediately.

No opening shall be left unsealed.

8.5 NEW FIRE DOORS

Provide new FD30S doors where indicated on the drawings.

The Contractor shall supply complete door sets including:

- Door leaf.
- Frame.
- Architraves.
- Ironmongery.
- Smoke seals.
- Intumescent strips.
- Signage.

Door leaves shall be:

- Factory finished.
- Oak veneer.
- Suitable for residential care environments.

The Contractor shall ensure doors are installed strictly in accordance with manufacturer requirements.

8.6 FIRE DOOR INSTALLATION

All fire doors shall be installed by competent operatives.

The Contractor shall ensure:

- Correct frame fixing.
- Correct gaps.
- Correct seal installation.
- Correct closer operation.

Doors shall:

- Open freely.
- Close fully.
- Latch positively.

The Employer's Representative may require demonstration of operation prior to acceptance.

8.7 GLAZED PANELS IN FIRE DOORS

Where fire doors incorporate glazing, the Contractor shall provide:

- Fire-rated glazing.
- Fire-rated glazing systems.
- Fire-rated beads.

The Contractor shall ensure glazing remains certified as part of the complete door assembly.

8.8 FIRE STOPPING

The Contractor shall provide fire stopping to all service penetrations.

The objective is to maintain the fire resistance of walls, floors and ceilings following installation of services.

Fire stopping shall be provided around:

- Pipes.
- Ducts.
- Cables.
- Cable trays.
- Conduits.
- Ventilation systems.

The Contractor shall ensure all products are tested and certified.

8.9 SERVICE PENETRATIONS

All service penetrations shall be carefully coordinated.

The Contractor shall minimise the number and size of penetrations.

Where penetrations are unavoidable, provide proprietary fire stopping systems.

The Contractor shall ensure:

- Openings are not oversized.
- Fire stopping fully fills openings.
- Installation matches tested configurations.

No expanding foam shall be used unless specifically certified for fire stopping purposes.

8.10 FIRE COLLARS

Provide fire collars where plastic pipework penetrates fire-resisting construction.

Fire collars shall:

- Be certified.
- Be correctly fixed.
- Remain accessible where required.

The Contractor shall ensure compatibility with pipe sizes.

8.11 FIRE BATT SYSTEMS

Where multiple services pass through fire-resisting construction, provide proprietary fire batt systems.

The Contractor shall:

- Follow manufacturer's requirements.
- Maintain certification.
- Provide identification labels.

The completed installation shall remain capable of future maintenance.

8.12 FIRE-RATED SEALANTS

Provide fire-rated sealants where required.

Sealants shall:

- Remain flexible.
- Be compatible with adjacent materials.
- Be installed to the required depth.

The Contractor shall ensure all gaps are completely sealed.

8.13 FIRE RESISTING CEILINGS

Where ceilings are disturbed by the works, the Contractor shall reinstate the fire performance of the ceiling.

The Contractor shall ensure:

- Fire resisting plasterboard is provided where required.
- Joints are correctly treated.
- Penetrations are correctly sealed.

The completed ceiling shall provide fire resistance equivalent to the original construction.

8.14 FIRE DAMPERS

The Contractor shall provide fire dampers where ventilation systems pass through fire-resisting construction.

This includes internal sanitary accommodation extract systems where indicated.

Fire dampers shall:

- Be tested products.
- Be installed in accordance with manufacturer recommendations.
- Remain accessible for inspection and maintenance.

The Contractor shall coordinate access requirements.

8.15 FIRE DAMPER IDENTIFICATION

All fire dampers shall be permanently labelled.

Labels shall indicate:

- Damper type.
- Damper reference.
- Fire rating.

Labels shall remain visible following completion.

8.16 FIRE ALARM SYSTEM MODIFICATIONS

The existing fire alarm system shall be modified to suit the completed layout.

The Contractor shall engage a competent specialist contractor.

Works shall include:

- Relocation of detectors.
- Relocation of sounders.
- Additional devices where required.
- Reprogramming.
- Testing.

The completed system shall provide full coverage to all altered and new accommodation.

8.17 FIRE ALARM CABLING

All fire alarm cabling shall be installed in accordance with applicable standards.

The Contractor shall ensure:

- Cables are adequately supported.
- Fire resistance requirements are maintained.
- Cable routes are coordinated.

No unsupported cabling shall be permitted.

8.18 FIRE ALARM TESTING

The Contractor shall test the complete system following modification.

Testing shall include:

- Detector operation.
- Sounder operation.
- Interface operation.
- Cause and effect verification.

Any defects identified shall be rectified.

8.19 FIRE ALARM CERTIFICATION

Provide certification confirming:

- Installation.
- Testing.
- Commissioning.

The Contractor shall provide all documentation required by the Employer.

8.20 CAVITY BARRIERS

Provide cavity barriers where required by the Building Regulations.

Particular attention shall be paid to:

- Roof junctions.
- Cavity interruptions.
- Service penetrations.

The Contractor shall ensure cavity barriers are continuous.

No gaps shall remain.

8.21 JUNCTIONS BETWEEN NEW AND EXISTING CONSTRUCTION

Particular care shall be taken at junctions between:

- Existing building.
- New extension.
- Existing roof.
- New roof.

The Contractor shall ensure fire resistance is maintained across all junctions.

Any concealed voids shall be appropriately protected.

8.22 RECORD PHOTOGRAPHS

The Contractor shall provide photographic records of all concealed fire protection measures.

Photographs shall include:

- Fire stopping.

- Fire collars.
- Fire batt systems.
- Cavity barriers.
- Fire damper installations.

Photographs shall be provided before elements are concealed.

8.23 INSPECTION REQUIREMENTS

The Contractor shall notify the Employer's Representative prior to concealment of:

- Fire stopping.
- Fire collars.
- Cavity barriers.
- Fire dampers.

No element shall be concealed without inspection.

8.24 FIRE SAFETY REGISTER

The Contractor shall maintain a fire safety register throughout construction.

The register shall include:

- Product certificates.
- Installation records.
- Inspection records.
- Test records.
- Photographic evidence.

The register shall be handed over upon completion.

8.25 QUALITY REQUIREMENTS

The completed fire safety works shall:

- Maintain compartmentation.
- Maintain fire resistance.
- Maintain detection capability.

- Support safe evacuation.

The Contractor shall ensure all installations are:

- Certified.
- Fully operational.
- Properly documented.

8.26 PRACTICAL COMPLETION REQUIREMENTS

Practical completion shall not be achieved until:

- Fire alarm certification has been provided.
- Fire stopping certification has been provided.
- Fire damper certification has been provided.
- Fire door certification has been provided.
- Photographic records have been submitted.
- All defects have been rectified.

The Employer reserves the right to withhold practical completion where fire safety documentation is incomplete.

Practical Completion shall not be certified until all certificates, test records, commissioning sheets, warranties, as-built drawings, fire door certification, fire alarm certification, drainage CCTV and O&M manuals are submitted.

8.27 DEFECTS LIABILITY

Any defects identified within fire safety systems during the defects liability period shall be rectified immediately by the Contractor at no additional cost.

The Contractor shall remain responsible for ensuring the continued performance of installed fire safety systems.

SECTION 9

TESTING, COMMISSIONING, HANDOVER & CONTRACTOR DELIVERABLES

9.1 GENERAL

This section defines the Contractor's obligations in relation to:

- Testing.
- Inspection.
- Commissioning.
- Demonstration.
- Training.
- Certification.
- Handover.
- Defects liability.

The Contractor shall note that practical completion shall not be considered solely upon completion of physical construction works.

The Contractor shall provide a complete and fully operational facility together with all associated documentation, certification, training and warranties.

The Contractor shall allow adequate time within their programme for:

- Testing.
- Rectification works.
- Re-testing.
- Commissioning.
- Documentation preparation.

No additional payment shall arise from failure to adequately programme these activities.

9.2 CONTRACTOR QUALITY MANAGEMENT

The Contractor shall maintain a quality management process throughout the project.

The Contractor shall implement inspection procedures covering:

- Groundworks.

- Foundations.
- Drainage.
- Concrete works.
- Structural works.
- Roofing.
- Fire stopping.
- Fire doors.
- Mechanical installations.
- Electrical installations.
- Ventilation systems.
- Finishes.

The Contractor shall maintain records throughout the project.

These records shall be made available upon request.

9.3 INSPECTION HOLD POINTS

The Contractor shall notify the Employer's Representative prior to the following works being covered up:

Groundworks

- Formation levels.
- Foundations.
- Hardcore.
- Radon barrier.
- Reinforcement.

Drainage

- Pipe bedding.
- Drainage installation.
- Inspection chambers.
- Drainage testing.

Structure

- Structural steelwork.

- Roof construction.
- Structural alterations.

Fire Safety

- Fire stopping.
- Fire collars.
- Fire dampers.
- Cavity barriers.

Services

- First fix plumbing.
- First fix electrical.
- Ventilation ductwork.

No work shall be concealed without inspection.

The Contractor shall allow sufficient notice for inspections.

9.4 TESTING OF BUILDING FABRIC

The Contractor shall inspect and verify the integrity of all building fabric.

The Contractor shall confirm:

- Weatherproofing.
- Airtightness measures.
- Insulation continuity.
- Roof waterproofing.
- Window installation.
- Door installation.

Any defects identified shall be rectified prior to practical completion.

9.5 PLUMBING TESTING

The Contractor shall test all plumbing installations.

Testing shall include:

Water Services

- Pressure testing.
- Leak testing.
- Visual inspection.

Sanitary Installations

- Functional testing.
- Flow testing.
- Operational testing.

The Contractor shall demonstrate all installations are free from leakage.

Testing records shall be provided.

9.6 THERMOSTATIC MIXING VALVES

All thermostatic mixing valves shall be commissioned.

The Contractor shall:

- Verify operation.
- Adjust temperatures.
- Record settings.

Commissioning records shall be provided.

The Contractor shall ensure water temperatures comply with healthcare requirements.

9.7 DRAINAGE TESTING

The Contractor shall test all drainage systems prior to handover.

Testing shall include:

- Air testing.
- Water testing.
- Visual inspection.

The Contractor shall verify:

- Correct falls.
- Watertightness.

- Proper operation.

The Contractor shall provide certification.

9.8 CCTV SURVEY

Following completion of underground drainage works the Contractor shall undertake a CCTV survey.

The survey shall confirm:

- Pipe integrity.
- Joint integrity.
- Absence of obstructions.
- Correct installation.

A digital copy of the survey shall be provided.

9.9 VENTILATION COMMISSIONING

The Contractor shall commission all ventilation systems.

The Contractor shall measure:

- Extract rates.
- Fan operation.
- Noise levels.

The Contractor shall ensure systems operate in accordance with design requirements.

Commissioning reports shall be provided.

9.10 ELECTRICAL TESTING

The Contractor shall undertake all testing required by I.S. 10101.

Testing shall include:

- Continuity testing.
- Insulation resistance testing.
- Earth fault testing.
- RCD testing.
- Functional testing.

The Contractor shall provide certification from a competent electrical contractor.

9.11 LIGHTING TESTING

The Contractor shall verify:

- Lighting operation.
- Switching arrangements.
- Control operation.

The Contractor shall ensure all fittings operate correctly.

Defective fittings shall be replaced.

9.12 EMERGENCY LIGHTING TESTING

The Contractor shall test all emergency lighting installations.

Testing shall confirm:

- Battery operation.
- Duration.
- Illumination levels.

Certification shall be provided to IS3217

9.13 FIRE ALARM COMMISSIONING

The Contractor shall commission the fire alarm system.

The commissioning process shall include:

- Detector testing.
- Sounder testing.
- Interface testing.
- Cause and effect verification.

The Contractor shall ensure all devices are clearly labelled.

Certification shall be provided to IS 3218

9.15 FIRE STOPPING INSPECTION

The Contractor shall inspect all fire stopping installations.

Inspection shall verify:

- Correct products.
- Correct installation.
- Complete sealing.

The Contractor shall provide photographic records and certification.

9.16 CANOPY INSPECTION

The Contractor and Structural Engineer shall inspect the completed canopy.

Inspection shall verify:

- Alignment.
- Structural integrity.
- Drainage performance.
- Glazing installation.
- Finish quality.

Any defects shall be rectified.

9.17 CANOPY CERTIFICATION

The Contractor shall provide:

Structural Certification

Confirmation from the Structural Engineer that the canopy has been constructed in accordance with the approved design.

Glazing Certification

Confirmation from the glazing contractor regarding installation and compliance.

Galvanising Certification

Evidence of galvanising compliance.

9.18 WATER TESTING OF EXTERNAL WORKS

The Contractor shall undertake water testing of:

- Channel drains.
- Hardstanding.
- Canopy drainage.

The Contractor shall demonstrate that:

- Water drains correctly.
- Ponding does not occur.
- Water does not flow toward buildings.

Any deficiencies shall be rectified.

9.19 CLEANING

Prior to practical completion the Contractor shall undertake a builders clean.

The cleaning shall include:

Internal Areas

- Floors.
- Walls.
- Ceilings.
- Doors.
- Joinery.
- Sanitaryware.

External Areas

- Windows.
- Canopy glazing.
- Steelwork.
- Drainage channels.
- Hardstanding.

The completed building shall be ready for occupation.

9.20 OPERATION & MAINTENANCE MANUALS

The Contractor shall provide comprehensive Operation and Maintenance Manuals.

Manuals shall include:

- Product literature.
- Data sheets.
- Warranties.
- Maintenance procedures.
- Cleaning recommendations.
- Supplier details.

The manuals shall be professionally presented.

Provide:

- One hard copy.
- One digital copy.

9.21 AS-BUILT DRAWINGS

- To be provided by supervising engineer
- PDF format.
- Editable CAD format.

9.22 TRAINING

The Contractor shall provide training to the Employer's representatives.

Training shall cover:

Fire Alarm

- System operation.
- Testing procedures.
- Fault identification.

Ventilation Systems

- Operation.
- Maintenance.

- Filter replacement.

Sanitary Installations

- Maintenance requirements.
- Cleaning requirements.

Canopy

- Maintenance requirements.
- Inspection requirements.

Training records shall be provided.

9.23 WARRANTIES

The Contractor shall provide all warranties and guarantees.

Including but not limited to:

- Roofing systems.
- Glazing systems.
- Resin flooring.
- PVC wall cladding.
- Ventilation systems.
- Electrical systems.
- Fire alarm systems.
- Fire stopping systems.

Warranties shall commence upon practical completion.

9.24 SPARE MATERIALS

The Contractor shall provide spare materials for future maintenance.

Provide:

- Resin flooring repair materials.
- Wall cladding trims.
- Ceiling tiles (if applicable).
- Paint.

Quantities shall be agreed with the Employer.

9.25 PRACTICAL COMPLETION REQUIREMENTS

Practical Completion shall not be achieved until the Contractor has provided:

- Fire alarm certification.
- Electrical certification.
- Ventilation commissioning.
- Plumbing testing.
- Drainage testing.
- CCTV survey.
- Fire door certification.
- Fire stopping certification.
- Canopy certification.
- As-built drawings.
- O&M Manuals.
- Training.
- Warranties.

The Employer reserves the right to withhold Practical Completion until all requirements have been satisfied.

9.26 DEFECTS LIABILITY PERIOD

The Contractor shall remain responsible for defects arising during the Defects Liability Period.

The Contractor shall rectify defects promptly upon notification.

Defects may include:

- Cracking.
- Water ingress.
- Settlement.
- Drainage issues.
- Door defects.

- Fire alarm faults.
- Ventilation faults.
- Finish defects.

All remedial works shall be undertaken at the Contractor's expense.

9.27 FINAL ACCOUNT & RETENTION RELEASE

Release of retention and agreement of the final account shall be conditional upon:

- Completion of all defects.
- Submission of all documentation.
- Compliance with the contract requirements.

The Employer shall be under no obligation to release retention where documentation remains outstanding.

9.28 COMPLETED PROJECT STANDARD

The completed project shall provide:

- A safe environment for residents.
- A durable and maintainable building.
- High-quality sanitary accommodation.
- Improved accessibility.
- Reliable building services.
- A fully operational vehicle canopy.
- Fully functioning drainage systems.
- Compliance with applicable regulations.

The Contractor shall leave the facility fully complete, tested, commissioned, certified and ready for immediate occupation by Corlann.

APPENDIX A – ROOM FINISHES SCHEDULE

Room	Floor Finish	Wall Finish	Ceiling Finish	Joinery	Doors
Existing Bedrooms (Altered)	Existing floor finish retained and made good. Replace damaged areas with healthcare grade LVT.	Prepare, repair and decorate existing walls.	Existing ceilings repaired and redecorated.	New built-in wardrobes where indicated.	New FD30S door oak veneered to widened opening
Ensuite 1	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.
Ensuite 2	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.
Ensuite 3	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.
Ensuite 4	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.
Ensuite 5	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.
Ensuite 6	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Accessories and reinforcement as specified.	Full height solid core door.

Assisted Bathroom	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Assisted bath installation support and accessories.	FD30S door. Oak veneered
Sluice Room	Sika ComfortFloor with 100mm coved skirting.	Altro Whiterock full height.	Moisture resistant plasterboard and mould resistant paint.	Shelving and accessories.	FD30S door. Oak veneered
Equipment Room	Commercial healthcare grade LVT.	Painted plaster finish.	Painted plasterboard.	Lockable storage units and shelving.	FD 30S door Oak veneered
Storage Room	Commercial healthcare grade LVT.	Painted plaster finish.	Painted plasterboard.	Pigeon-hole shelving and heavy duty storage.	FD30S Door Oak veneered
New Corridor	Commercial healthcare grade LVT.	Painted plaster finish.	Painted plasterboard.	Nil.	FD30S doors where indicated.

APPENDIX B – FIRE DOOR & IRONMONGERY SCHEDULE

Item	Specification
Door Type	FD30S Fire Door Set
Door Leaf	44mm solid core, factory finished oak veneer
Frame	Hardwood frame suitable for FD30S performance
Smoke Seals	Integral cold smoke seals throughout
Intumescent Strips	10mm x 4mm minimum or manufacturer certified equivalent
Hinges	3 No. Grade 13 stainless steel fire rated hinges
Handles	Satin stainless steel lever handles
Locks/Latches	Fire rated latch sets
Door Closer	Dorma TS99 Free Swing or approved equivalent
Signage	Fire Door Keep Shut / Automatic Fire Door signage as applicable
Certification	Provide fire door certification at completion

APPENDIX C – SANITARYWARE & ACCESSORIES SCHEDULE

Item	Specification
WC Suite	Armitage Shanks Concept Freedom or approved equivalent
WC Seat	Heavy duty soft close seat
Basin	Semi pedestal basin, healthcare grade
Basin Tap	Lever operated mixer tap with TMV protection
Shower Valve	Mira Select Flex TMV3 exposed valve or approved equivalent
Shower Head	Adjustable riser rail and handheld shower head
Floor Drain	Stainless steel floor drain
Assisted Bath	Supplied by Client, installed by Contractor
Sluice Sink	Stainless steel healthcare grade sluice sink
Mirror	Safety backed mirror
Grab Rails	Stainless steel grab rails throughout
Soap Dispenser	Wall mounted commercial grade
Toilet Roll Holder	Stainless steel commercial grade
Towel Rail	Heated towel rail
Coat Hook	Stainless steel hook
Paper Towel Dispenser	Commercial grade wall mounted dispenser

APPENDIX D – PROJECT SPECIFIC HEALTH & SAFETY REQUIREMENTS

Activity	Principal Risks	Contractor Requirements
Sewer Diversion	Excavation collapse, contamination, service strikes	Detailed RAMS, drainage survey, safe excavation procedures
Extension Foundations	Excavation collapse, underground services	Temporary support, service detection and safe digging procedures
Roof Alterations	Falls from height, structural instability	Scaffold, edge protection and engineered temporary works
Trussed Roof Alterations	Structural instability	Structural engineer approval before alteration
Canopy Steel Erection	Lifting operations, falling materials	Lift plan, crane certification and exclusion zones
Laminated Glass Installation	Falling glass, manual handling injuries	Specialist glazing contractor and lifting equipment
Fire Door Upgrades	Dust, manual handling, power tools	Safe systems of work and protection of existing finishes
Drainage Installation	Excavation collapse, confined spaces	Trench support and safe access arrangements
Electrical Works	Electric shock	Isolation procedures and certified electricians
Fire Alarm Modifications	Disruption to existing systems	Phased works and testing procedures
Resin Flooring	Chemical exposure	COSHH assessments and ventilation
PVC Wall Cladding	Cutting hazards and adhesives	Manufacturer installation procedures
Working at Height	Falls	Collective protection measures to be prioritised
Hot Works	Fire risk	Permit to work system and fire watch procedures
General Construction Activities	Slips, trips, falls, manual handling	Daily supervision, housekeeping and toolbox talks

APPENDIX E – CONTRACTOR HANDOVER DOCUMENTS

Document	Required
Fire Alarm Certification	Yes
Electrical Completion Certificate	Yes
Emergency Lighting Certification	Yes
Ventilation Commissioning Report	Yes
Plumbing Pressure Test Records	Yes
Drainage Test Records	Yes
CCTV Drainage Survey	Yes
Fire Door Certification	Yes
Fire Stopping Certification	Yes
Canopy Structural Certification	Yes
Glazing Certification	Yes
O&M Manuals	Yes
Product Warranties	Yes
Staff Training Records	Yes
Maintenance Schedules	Yes
Defects Contact Information	Yes